

NEWS SUMMARY

GENERAL

Spanish officers jailed for 30 years

Two ringleaders of Spain's abortive coup in February last year received 30-year jail terms.

Skeletons found

Nearly 1,000 skeletons, including those of children, were found near an old French fort in Algeria.

Ecevit 'freed'

An Ankara military court freed former Turkish premier Bulent Ecevit, who has been held for two months.

Italians riot

Thousands of rioters battled with police in Naples, near Naples, after their football team missed promotion.

Loren release

Sophia Loren is expected to be freed from an Italian jail today on parole, after serving half her 30-day sentence.

Moscow move

Sir Iain Sutherland has been appointed ambassador to the Soviet Union.

Hospitals to be hit

Health Service unions have called a 24-hour strike today over their 12 per cent pay claim.

England win

England beat Finland 4-1, in Helsinki, in a soccer international.

Briefly

China pardoned 290 Nationalist prisoners arrested nearly 30 years ago.

BUSINESS

\$ weaker again; firm tone in gilts

STERLING rose 60 points to 31,795.5, FFR 11,095 (FFR 11,045) and SwFr 2,635 (SwFr 2,62).

DOLLAR weakened to DM 2.359 (DM 2.3675) and Y242.75 (Y244.75).

GILTS advancing on sterling's firmness and the slight easing in short-term interest rates.

EQUITIES edged higher in a thin market.

WALL STREET was down 2.57 at 314.31 near the close.

THREE-MONTH interbank money fell to 13 per cent from 13 1/2 per cent.

BRITISH NORTH SEA oil output now exceeds 2m barrels a day.

ELECTRICITY prices paid by British industry and commerce are among the highest in the world.

COMPANY LIC increased considerably first three months of 1982.

NATIONAL Com. Cent. is launching a £150,000 programme to spread more effective use of computers by industry.

UK GOVERNMENT has protested to Italy over attempts to interfere with free access of Japanese-designed Triumph Acclaim.

SOCIAL DEMOCRATIC Party's policy committees are drawing up plans for industrial relations legislation and union reforms.

IRISH Finance Bill contains a number of concessions compared with the March budget provisions.

POLICE were called in to break up scuffles between stewards and shareholders at the annual meeting of Rio Tinto-Zinc mining group.

SHELL CHEMICAL is to axe 1,000 jobs and cut 270,000 tonnes of petrochemical output capacity.

BEECHAM GROUP pre-tax profits for the year to March 31 rose sharply to £201.9m from £150.6m previously.

ELECTRONIC RENTALS Group is planning to raise £55m through acquiring an investment trust.

REED INTERNATIONAL is to close its Crown Wallpaper factory at Bredbury, near Manchester.

Thatcher and Reagan in Paris meeting on Falklands crisis

BY MARGARET VAN HATTEN AND DAVID TONGE

THE Prime Minister and President Ronald Reagan will meet in Paris this afternoon for talks on the Falklands crisis.

No. 10 confirmed last night that Mrs Thatcher had brought forward her departure from London to accommodate the meeting.

It was stressed yesterday that any delay in an attack on the Argentine garrison was due to operational, not political, factors.

Mrs Thatcher outlined her own proposals in a radio broadcast relayed on Wednesday night.

British ministers have still to make any firm decisions on the long-term status of the islands.

U.S. and one other Latin American country should form a peacekeeping force.

Mr Alexander Haig, the U.S. Secretary of State, said in Paris yesterday it was "too early to say" whether the U.S. would be prepared to take part in a multinational force.

The official blackout on news of the situation in and around Port Stanley, continued throughout the day.

There was some confusion in London last night as to whether the islands had been "re-captured" by the Falklands.

One of the leaflets now with the task-force calls on the estimated 6,000 to 7,000 Argentine troops to make the "correct and honourable" decision to surrender.

The Ministry of Defence in London said it was investigating the circumstances.

They are also opposed to the original motion.

Our United Nations correspondent adds from New York: A proposal by Spain and Panama that the UN Security Council call for an immediate ceasefire in the Falklands was revised yesterday to include an implicit request that Argentina withdraw its forces.

Argentine positions around Port Stanley, and noted that the action was considered a prelude to the expected battle for the town.

Yesterday evening there were reports from Argentina of pre-dawn skirmishes between British and Argentine units amid snow and fog in the Mount Kent area.

The Argentine forces were believed to have established a defensive horseshoe, which may include the two lower hills of Tumbledown and Mount William.

There has been no official statement from the Brazilian Government.

Vulcan bombers flying from Ascension Island and refuelling in mid-air were used to bomb Port Stanley airport.

However, since the last news Continued on Back Page

U.S. urges fiscal plan co-operation at eve of summit

BY REGGIE DALE IN PARIS

THE U.S. will detail proposals for closer co-operation on economic, monetary and fiscal policies at the seven-nation Versailles summit conference which starts tonight.

As the leaders of the participating countries - the U.S., the UK, France, West Germany, Italy, Canada and Japan - gathered for their eighth annual economic summit, Mr Reagan repeated U.S. calls for greater collective scrutiny of the industrialised countries' economies.

Mr Reagan conceded in an interview that the dollar might be "a little bit stronger than it should be."

The study of the effectiveness of intervention in determining long-term exchange rates, which the U.S. will propose at Versailles, could be a historic step, Mr Reagan said.

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ernment how to run its economy and that recommendations would not be binding.

If such co-operation could take place, he said, there would be no need for the kind of intervention on foreign exchange markets sought by European countries.

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UK to drop surrender call leaflets

BY BRIDGET BLOOM, DEFENCE CORRESPONDENT

BRITAIN is planning to drop leaflets on the Argentine garrison at Port Stanley, the Falklands capital, to urge the troops to surrender.

The news that Harrier fighters from the task-force were equipped with normal loads of bombs and missiles, was the only information on military activity in the Falklands to be given by the Defence Ministry in London yesterday.

The other leaflet has on one side a safe-conduct pass in English and Spanish to tell British forces to tell the garrison to surrender.

On the reverse is an open letter to Gen Mario Menendez, commander of the Argentine garrison, from Rear-Admiral John Woodward, commander of the task force.

BRAZILIANS INTERCEPT VULCAN

A ROYAL AIR FORCE Vulcan bomber made an emergency landing at Rio de Janeiro's international airport yesterday morning.

The Ministry of Defence in London said it was investigating the circumstances.

The Vulcan bombers flying from Ascension Island and refuelling in mid-air were used to bomb Port Stanley airport.

There has been no official statement from the Brazilian Government.

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BP income falls by £304m

BY RAY DAFTER, ENERGY EDITOR

THE NET income of British Petroleum, the UK's biggest industrial company, slumped to £91m in the first three months of this year, a £304m fall on the corresponding period of 1981.

The Shell group has abandoned plans to build two coal gasification plants, costing a total of some £250m, at Moerdijk in Holland and Wilhelmshaven in West Germany.

The corporation felt the impact of the depressed state of the European chemicals and refinery industries, as had been widely expected in the City.

During the past year BP has been closing loss-making oil refineries and chemical plants in Europe.

World diamond glut: De Beers fights to keep control of markets

Management: high stock levels not the answer to volatile demand

Editorial comment: Mr Scargill's strategy; French economy

Lombard: W. L. Luetkens on the nostrum of indexation

Technology: engineer's profile Part III

Survey: International Property ... inset

Law and society: problems of legal data processing

Property column: Courage sells on South Bank

EEC fisheries policy: the bait of a deadline

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Seven quit Hambros to launch investment bank

BY ALAN FRIEDMAN

SEVEN senior international bankers resigned from Hambros Bank last night and announced plans for an investment bank in London.

The new investment bank, which will begin business early next year with a £15m capital injection from SEB, will be responsible for SEB activities in international capital markets.

The seven executives are Mr Hamish Leslie Melville, an executive director of Hambros Bank and head of international banking and issuing activities.

Mr Rupert Hambro, an executive director of the board of Hambros Bank, will take charge of Hambros' international banking and issuing activities.

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Seven quit Hambros to launch investment bank

national banking and issuing activities.

Mr Hambro agreed last night that the departures represented the loss of more than half of the bank's senior Euro-market management.

"It is a blow, but certainly not a death blow," he said.

The resignations were "the arm and the leg, but not the body corporate," said Mr Hambro.

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Advertisement for Swindon Milton Regains Paradise. Includes text: 'WHEN MILTON REGAINS PARADISE IT'LL BE ON THE M4', 'The soaring overheads of staying in London make Swindon seem like paradise indeed.', and 'JOIN THE SWINDON ENTERPRISE'.

Table titled 'CHIEF PRICE CHANGES YESTERDAY' showing price movements for various commodities and financial instruments.

EUROPEAN NEWS

Rupert Cornwell in Rome reviews the withdrawal by private employers from the country's wage indexation agreement

Italy's pay move provokes strong political repercussions

ITALY IS in uproar over what, by any standards, ranks as a non-surprise. In June 1981, Confindustria, the private employers' association, almost took the plunge but finally acceded to arguments that the new government of Sig Giovanni Spadolini, the country's first non-Christian Democrat premier in 35 years, should be given a chance to secure a deal on holding down labour costs.

In March, its patience almost exhausted at the lack of progress, Confindustria declared it was ready to take the plunge. Finally, this Tuesday it did so, by announcing it was pulling out of the seven-year-old agreement with unions on the existing *scala mobile* system of automatic wage indexation, a device long criticised by pundits ranging from the Bank of Italy to the EEC, the OECD, and the IMF.

The decision, said Sig Vittorio Merloni, Confindustria's president, had been painful but inevitable. "Yes, we expect strikes," he acknowledged, but a general strike would not make it easier for Italian companies to compete on world markets, or to protect job security.

The efforts to play things down were unavailing. Almost to a man the politicians have attacked him for unnecessary provocation. Strikes, both spontaneous and organised, took place for two days, up and down the country. A chain of events may have been set in motion, of uncertain outcome.

Many see the heavy hand of Fiat weighing upon the decision. "We made a very serious mistake not to do it a year ago," Sig Cesare Romiti, managing director of Italy's most powerful private group, declared recently. "If we had, there would have been a new agreement five months ago. In Italy, without this kind of sword of Damocles, talk just drags on indefinitely."

One argument is that the *scala mobile* which can account for half, if not more, of basic pay, has squeezed differentials by applying the same automatic increases for everyone. The ratio of between take-home pay of the most and the least qualified men at Fiat is now 116 to 100. To provide incentives and reward professional skills adequately the difference should be 160 to 100, Sig Romiti maintains.

Even dovish employers accept this argument. Privately, many unionists agree that the *scala mobile* in its present form has to be changed, for the good of workers and the country at large. What even politicians sympathetic to industry challenge in the timing of Confindustria's move, and the lack of any firm substitute proposals.

Given Italy's divided labour movement a new sense of common purpose. "Finally they've found a flag to rally round," commented Sig Carlo de Benedetti, who is chief executive of Olivetti and generally seen as a dove.

Anyone, moreover, who imagined that the move would widen the gap between a

of the "hot autumn" of 1969, which opened the Italian unions' most successful phase in modern times.

Indeed, the row should be seen in its historical and political perspective. For organised labour, the agreement of 1975 was a landmark in the struggle to win a new status and dignity. The deal was struck when the Communist advance of the mid-1970s was at its height; the *scala mobile* became a symbol of the compromise at the heart of modern Italy, compensating workers for the fact that the Communists, the party which more than any other stood for their interests, was disqualified from power nationally.

Since then, the unions' tide has ebbed. The "March of the 40,000" which ended the historic five-week strike at Fiat in 1980, the successes of smaller companies less subject to union dictates, were both signs that management was fighting back. No wonder news that Confindustria was revoking the *scala mobile* has been interpreted as an attempt to deliver a knock-out blow.

Everyone, however, accepts

that some form of indexation in Italy is inevitable. The alternative might be still higher inflation, were unions to indulge in unfettered free collective bargaining. Rather, most neutral economists argue, the *scala mobile* must be redesigned, to exclude from calculations indirect tax increases and price rises caused by external factors. In this way companies might have more leeway to create jobs, and cut an unemployment rate running at 11 per cent.

As Sig de Benedetti put it, "I'm against a situation where Italian workers get a pay rise if Opec puts up the price of oil." Others suggest that the mechanism's impact might be moderated by making it operate every six months, say, instead of on the present quarterly basis.

Once tempers have cooled, there seems no good reason why a replacement agreement along these lines might not be reached. Confindustria is at pains to stress that the present *scala mobile* will not lapse until January 31, 1983. "The Government for its part has

been galvanised into activity. The real problems are the immediate ones. What will happen now to the three-year wage contract negotiations, which have yet to start in earnest, even though the previous ones expired last January? Might not Confindustria find itself isolated if state industry goes ahead, as the Government says it will, with contract discussions? What are the implications for the package of indirect tax increases and spending cuts the Government has promised? Indeed, might not the dispute over the *scala mobile* distract attention from the even more urgent matter of bringing Italy's runaway public sector deficit under control?

Then there are the purely political considerations. Conceivably, Sig Spadolini's downfall might be hastened, indirectly, by the *scala mobile* issue. But Sig Merloni is adamant: "I think we've given the Government enough time. Jobs and the survival of many companies are at stake. Economic decisions cannot wait for ever on political ones."

Some form of indexation in Italy is seen as inevitable: the alternative might be still higher inflation, were unions to indulge in unfettered free collective bargaining. Economists argue that the *scala mobile* must be redesigned, to exclude from calculations indirect tax increases and price rises caused by external factors.

It came just 24 hours after Dr Carlo Ciampi, the Governor of the Bank of Italy, made his own plea for changes in the mechanism. As such, many saw the announcement as part of a concerted offensive against the unions, designed to embarrass the Government as well.

This week's strikes have generated a commitment and a purpose among workers not seen here since the far-off days

Irish tax relief on mortgages and loans

By Brendan Keenan in Dublin

TAX RELIEF on mortgages and personal loans as well as on capital gains tax and company cars are among the concessions outlined in the Irish Finance Bill, published yesterday.

The Bill is likely to increase Mr Charles Haughey's difficulties with the left-wing MPs on whom his minority government depends. The three-member Workers' Party is studying the Bill and some of its provisions run counter to the post-election deal between Mr Haughey and the Independent Mr Tony Gregory.

The Opposition spokesman criticised the Bill because it contained no measures to pay for the concessions which, together with the recent 1545m (£37.5m) reduction in social insurance contributions, will cost the Exchequer more than 1550m (£42m).

The Bill has also provoked speculation that Mr Haughey may want to keep his electoral options open following the failure to improve his parliamentary position in last week's Dublin by-election.

On the other hand, the Bill may reflect the expectation of a by-election win and reduce dependence on left-wing support.

Full tax relief is restored under the Bill for mortgages on an individual's home, which the budget had proposed to restrict to the 25 per cent income tax band. This will be one of the more popular changes, although the reason given is that the computerised tax system could not have handled the change. Relief on personal loans, which was to have been abolished, is restored for loans up to 15,000 (£4,200).

Representations by business and financial institutions appear to have had their effect. The proposal to tax company cars up to 40 per cent of original value, which was regarded as particularly onerous, is changed to a maximum of 20 per cent.

Complaints from the Dublin Stock Exchange about the 60 per cent tax on short-term capital gains are partly met by quadrupling the exemption threshold to £2,000 (£4,000 for a married couple).

There is considerable back-pedalling on the proposed capital tax changes. The 30 per cent "withholding tax" on development land is dropped from the Bill, as are the proposed tax on derelict sites and the 2 per cent levy on office developments.

The tax on discretionary trusts, which was seen as a successor to the ill-fated wealth tax, also disappears.

Hamburg election could decide fate of Bonn coalition

BY JONATHAN CARR IN BONN

THE FUTURE of Chancellor Helmut Schmidt's Left-liberal coalition in Bonn could be decided by elections in the city-state of Hamburg this Sunday.

Even as Herr Schmidt attends the final session of the Western economic summit in Versailles, voters in his own home city will be electing a new local government for the next four years.

Should his Social Democrats (SPD)—currently in sole power in Hamburg—suffer a serious defeat, the impact both on the party nationwide and on the Chancellor's personal prestige would be severe.

At least as serious would be a failure of the Free Democrats (FDP)—who form the coalition in Bonn with the SPD—to gain once more the minimum 5 per cent in Hamburg needed for parliamentary representation. Last time, in 1978, the FDP gained 4.8 per cent.

Many in the FDP would draw from a new failure the conclusion that attachment to the Social Democrats in Bonn meant a serious liability for the Liberals in the provinces. Pressure could thus become stronger for a change of coalition to the Christian Democrats (CDU).

Recent opinion polls show the Hamburg result on a knife's edge, with the Social and Christian Democrats there gaining about 42-43 per cent of voter support, and the Free Democrats about 6 per cent. The remaining votes—about 8 per cent—look like going to the so-called "alternative" groupings, including environmental protectionists and those opposing deployment of new nuclear missiles by the North Atlantic Treaty Organisation.

The FDP for many years has prided itself on being a third

political force in West Germany, holding the balance between Socialists and Conservatives. But in a recent election in Lower Saxony, the environmentalists drove the party into fourth place, and also undermined the SPD vote. The same could happen in Hamburg.

The best hope of both the Social and Free Democrats is that they will be able to form a coalition in Hamburg, and by so doing cement the Bonn alliance, which has been under intense strain since the last general election in October, 1980.

That result would be an important asset as the Government begins difficult talks on Monday on a supplementary budget for 1982 and the full budget for 1983. Similar talks on budget cuts and public borrowing last year brought the two sides close to a break.

West German terrorists struck again yesterday at U.S. concerns, exploding a bomb that caused about \$2,000 worth of damage to the German-American Institute in Tübingen, AP reports. No one was injured in the blast.

Kluncker departure a blow to unions

BY JAMES BUCHAN IN BONN

THE SUDDEN resignation on Wednesday of Herr Heinz Kluncker, the chairman of West Germany's second largest union, is a wholly unexpected blow to a movement already riven by doubts about the competence and integrity of its leaders.

Herr Kluncker's withdrawal at 57, from the post he had occupied for 18 years at the head of the public service union came at the "pressing advice" of his doctors who had warned in direct terms of the consequences for his health of over-work and overweight.

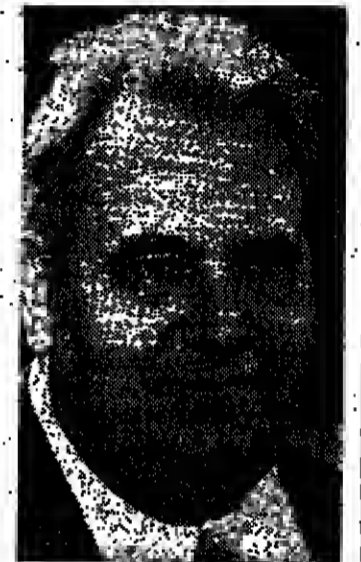
Otherwise, he would scarcely have taken a step which leaves the 1.2m civil servants and transport workers who are members of his union with no obvious successor and vulnerable to the Government's attempts to cut public spending.

With his mixture of brawling contumacy and quiet diplomacy, Herr Kluncker had just defeated an ill-advised government attempt to cut civil servants' income by 1 per cent.

At the same time, the DGB, the West German union federation, has lost a worker of unalloyed solidity and national standing in its struggle to clean up an image tarnished by a squalid financial scandal involving the union building concern, Neue Heimat.

Three board members were forced to resign in that affair, but it soon transpired that other leading union bosses, including Herr Heinz Oskar Vetter, the DGB chairman, and Herr Alois Pfeiffer, the man then tipped to succeed him, had indulged in perfectly legal, if unproletarian, tax-sheltered investments in Neue Heimat housing schemes in West Berlin.

Despite obvious exhaustion, Herr Kluncker played a decisive role at the DGB con-



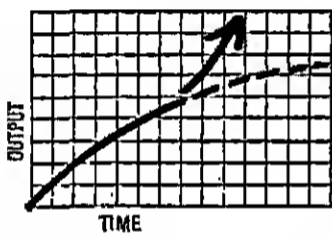
Herr Kluncker... quitting for health reasons

gress in West Berlin a fortnight ago, by ensuring that Herr Ernst Breit, the postal workers' leader and a figure less touched by the Neue Heimat affair. By this means, it was hoped to quash the grumbling at grassroots level that the scandal might just be "the tip of a trade union iceberg."

During his long career with the public service union, Herr Kluncker helped bring public servants' incomes back up to the level of the private sector. But he will be best remembered as the man who led a strike for a double figure pay rise in 1974.

This so undermined Chancellor Willy Brandt's position that the revelation, a few weeks later, that an East German agent had been operating in the Chancellery, toppled him from power.

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Rise in French GNP could be below forecast

BY DAVID HOUSEGO IN PARIS

THE French economy is expected to pick up in the second half of this year, but overall growth in GNP for the year will be no more than 2 per cent in real terms.

This is the latest estimate by the official statistics bureau Insee and contrasts sharply with Government forecasts of 3.3 per cent growth made when the Budget was being finalised last October. Recently, M Pierre Mauroy, Prime Minister, said the Government now expected a 2.5 per cent growth in GNP this year.

A major casualty of the slower-than-expected growth will be Government receipts of revenue, resulting in a potentially greater budget deficit than had been expected.

At the same time, Insee forecasts that unemployment, which had stabilised in the spring, will worsen again and reach 2.1m, on uncorrected figures, by the end of the year. On uncorrected figures the number of jobless in April fell by 2.2 per cent to 1.8m. But provisional seasonally adjusted figures for May show a slight increase over April to just over 2m.

Insee expects GNP to rise by 0.5 per cent in the first half of the year. It continues to see household incomes as a major component of growth. These are projected to rise in real terms by 2.2 per cent this year.

The other major impetus to growth comes from the increase in public expenditure, which is expected to rise in volume by 6.6 per cent.

By contrast, Insee now fore-



M Mauroy... forecast 2.5 per cent growth.

casts a continuing decline in investment over the 12 months following on last year's volume drop of 3.5 per cent.

The great unknown of the new forecasts, according to Insee, is the level of international economic activity. It projects what it considers a favourable growth in French exports resulting from a recovery of international demand.

Insee predicts that the trade deficit will be about FF7,700bn this year compared with FF7,850bn last year. It sees consumer prices rising by 12.6 per cent this year against last year's 14 per cent.

Dutch local polls give fillip to Labour

By Walter Ellis in Amsterdam

THE DUTCH Labour Party has taken heart from its surprisingly strong showing in Wednesday's municipal elections, in which it won nearly 24 per cent of the vote.

Many observers had forecast a Socialist collapse following consistently low support for the party in the opinion polls and a weak performance in the provincial elections in March.

Even so, if the results are projected into seats in the national Parliament, Prime Minister Dries van Agt's Christian Democrats and their preferred partners, the Liberals, could expect a comfortable overall majority. A general election is to be held in September.

Democrats 66, a social democrat federation, has emerged as the big loser. With the support of just over 5 per cent of voters, it can only look forward to a handful of parliamentary seats after September. The party has 17 MPs at the moment and its junior partner in Mr van Agt's interim administration.

The Premier has already said that his attitude within the coalition must be influenced by the new political reality, and this is widely taken to mean that Democrats 66 must be careful not to push the Christian Democrats too hard in Parliament.

Labour's electoral recovery, though aided by good weather and local issues, must have encouraged the party leader Mr Joop den Uyl, to think again about his rumoured retirement.

The party is unlikely to return to government in September, but it now looks as though it could still be strong enough to provide real opposition to Mr van Agt's proposed spending cuts, which precipitated last month's Government collapse.

Plan for more EEC food aid to Poland

By Giles Merritt in Brussels

THE EUROPEAN Commission said yesterday that it is seeking member governments' foodstuffs approval for a further emergency aid shipment to Poland of foodstuffs and medical supplies.

The latest Polish aid package to be submitted to the EEC Council of Ministers is worth 7.5m Ecu (European Units of Account), and is intended to supplement the 10m Ecu in emergency aid made available to the Polish people so far this year.

Following the EEC's decision to stop the 15 per cent subsidy on food exports to Poland as a result of the imposition of martial law, two tranches of emergency aid to be distributed to the Polish people via charitable organisations were agreed by member states.

In December last year 2m Ecu-worth of aid was announced, followed in February by a further 5m Ecu shipment. A Brussels Commission statement yesterday specified that these two tranches had led to 450 truck loads of food, sanitary and medical supplies being sent in the first half of this year.

JOHN WYLES VISITS DENMARK AS IT PREPARES TO HEAD EEC COUNCIL OF MINISTERS

Danes develop a taste for foreign affairs

A BRILLIANTLY sunny and warm Copenhagen has been greatly pre-occupied this week with the domestic political crisis.

But the story dominating the headlines, as it has done for the past month, is the Falklands crisis. Pro-British sentiment remains strong, but Danes have been both bemused and distressed by the fighting in the South Atlantic.

On the one hand the Nordic distaste for military conflict paints the dispute as an absurd one over which to spill so much blood.

On the other there is a discernible admiration for British military skills and a general public support for standing up to the aggression of a fascist dictatorship.

The Danish Government, meanwhile, has joined in EEC sanctions against Argentina but Mr Kjeld Olesen, the Foreign Minister, has misgivings about Mrs Thatcher's apparent preference now for a military rather than a negotiated solution. "We can't accept the use of military means to reach political goals," he said, in a reference to Argentina's invasion of the Falklands which is also an oblique questioning of current British tactics.

The Danes often criticise each other for excessive parochialism but interest in foreign affairs is obviously growing. Politiken, the country's largest selling morning newspaper, is about to make Paris its fifth foreign bureau and to add an extra four or five columns to its overseas coverage.

If Mr Jorgensen's Government, or any successor, has anything to do with it, the European Community will become the focus of Denmark's external concerns from July 1, when she takes over from Belgium as president of the EEC council of ministers.

Confidence vote

Mr Jorgensen, the Prime Minister, if he survives the confidence vote, is determined to make the fight against unemployment the Community's top priority during the Danish presidency.

Mr Jorgensen, a former leader of the dockers' union and on the brink of his 60th birthday, is the longest-lasting prime minister in the Community, with nearly 10 years' service under his belt.

He will need a lot of persistence as well as all his experience to convince Mrs Thatcher and Chancellor Schmidt, to EEC is another.

sceptical Community heads of government, that the Ten now need to create jobs by embarking on a gentle but concerted reflation.

Interviewed on Tuesday, in an office gaily bedecked with modern paintings, Mr Jorgensen emphasised his conviction that it would be worth while to run the risk of worsening inflation in the EEC through boosting consumption in the cause of job creation.

Meanwhile, across at the Danish central bank, his aims are viewed with some distaste. Mr Erik Hoffmeyer, the governor, is constantly nagging the government to reduce its DKr 50m (£34m) forecasted deficit for this year. Mr Hoffmeyer believes that Denmark's 10 per cent inflation rate is dangerously distant from West Germany's 4 to 5 per cent.

Fiscal stimulus, he says, may create some jobs in the short term, but economic growth is what is needed and he sees precious few signs of that in the OECD area.

There is a strong element of playing to the domestic political gallery in the Jorgensen Government's EEC priorities.

Unemployment is the major political problem at home but scepticism and doubt about the future.

The Danish public is not as hostile to the Community as the British, but there is no majority in favour of grandiose Europeanism. This is one reason why the Danes will make little effort to push for agreement on the so-called Genscher-Colombo proposals for re-vitalising the Community by, among other things, enlarging the role of the European parliament and bringing security issues to foreign policy discussions.

Deeply upset

Like the British, the Danes were deeply upset by the majority vote in Brussels on farm prices two weeks ago but, unlike the British, they appear confident that the right of national veto, enshrined in the Luxembourg compromise remains intact.

There is no apparent fear in Copenhagen of being outvoted on the contents of a common fisheries policy an issue of key importance to both Denmark and the UK. London, however, is not so sanguine and is currently interrogating EEC capitals as to whether they really intend that majority voting should be the basis for Community decision-making in the future.

Majority voting could play dog back home.

havoc with Denmark's constitutional arrangements for conducting EEC affairs. These give much greater measure of parliamentary control over government conduct in Brussels than anywhere in the Community.

Before every meeting of the Council of Ministers, the Danish minister involved must outline his negotiating aims to a 14-strong parliamentary standing committee on Common Market affairs.

Much of the committee's authority stems from the fact that most Danish governments are minority administrations. Ministers do not, therefore, stray far from their mandate for fear of a vote of censure in the Folketing. As it is, they have to report back to the committee on EEC decisions and justify agreements made in Brussels.

Other parliaments, including the German Bundestag and the British Parliament at Westminster, have studied the Danish model closely but majority governments elsewhere in the EEC find life difficult enough without creating new problems for themselves in the shape of an efficient parliamentary watchdog back home.

Ceausescu admits shortcomings in economic policy

BY DAVID BUCHAN, EAST EUROPE CORRESPONDENT

THE ROMANIAN President, Mr Nicolae Ceausescu, has admitted to a plenary session of his ruling Communist Party this week that economic policy has not been functioning properly and his sweeping ministerial reshuffle last month was aimed at a genuine improvement.

Romania seems now to have slightly reduced its payment arrears to British companies, estimated at the end of March to be about £10m, according to the UK Department of Trade.

A UK chemical company executive said Romania had recently paid part of its debts, if only to "jolly us along" and to prevent British companies stopping new shipments to Romania.

Mr Ceausescu told the party session that he had sacked several foreign trade officials for embezzlement of public funds.

In the same speech this week, reported by the official news agency Agerpres, the Romanian leader also expanded on his reasons for dismissing his Education Minister and other top officials last month for their links with a foreign-based transcendental meditation cult. Reports from Bucharest suggest that as many as 400 people, 120

of them party members, have been penalised for their meditation tendencies.

"It is incomprehensible that some retrograde, mystical conceptions can still be espoused by some people, even Communists," he said.

Their aim was "to divert mankind's attention from the fundamental problems of the present day world, to use this way for diversion and for espionage against other states."

The meditation cult had been accused of trying to take Romania out of its Warsaw Pact alliance.

With his personal position perhaps a little shaken by Romania's economic problems, Mr Ceausescu does not want to risk offending Moscow and may have cracked down on the meditators to please the Soviet Union.

Mitterrand likely to unveil economic policy shift

BY OUR PARIS CORRESPONDENT

A SHIFT in French economic policy is expected to be announced by President Francois Mitterrand shortly after the Versailles economic summit.

This emerged after the weekly cabinet meeting when it was revealed that the President will hold the second news conference of his presidency next Wednesday. The government spokesman said this would precede decisions on the administration is due to take on budgetary, economic and social policy—an order of events that is seen as confirming that the cabinet is divided about what to do.

Socialist officials said Mitterrand had hoped to put off austerity measures until after the municipal elections next spring. These are vital to both the Socialist and Communist parties in order to consolidate their local power base.

He is being forced to act faster than he had thought necessary, however, because of the growing gap between France's inflation rate and that of its industrial competitors, and the worsening trade deficit.

An even more compelling reason is the continuing

pressure on the franc—expected to increase in momentum after the summit—and the drop in French foreign exchange reserves, reflecting persistent intervention in defence of the franc.

Indicative of the trend is that the Bank of France's foreign exchange holdings had fallen to FF16.5bn (£1.5bn) on May 19, down FF4bn (£36m) from the week before, compared with FF42bn (£3.9bn) before the Socialists took office in May last year.

The announcement of the President's intervention in the growing public debate on economic policy also comes amid fresh signs of stagnation and two rival approaches are believed to be under consideration by the cabinet, which is united on the need for action.

The first would put more weight on a freeze on both prices and wages to bring down inflation. This "steamroller" approach is opposed by both M Jacques Delors, the Finance Minister, and M Michael Rocard, the Minister of the Plan. But it has strong support within the Socialist Party as safeguarding real incomes.

The second-favoured in the Finance Ministry—would give priority to reducing the budget deficit through tighter controls on spending. The problem here is that substantial cuts are difficult to make which do not also bite into the investment plans on which the Government's long term hopes for economical revival are built.

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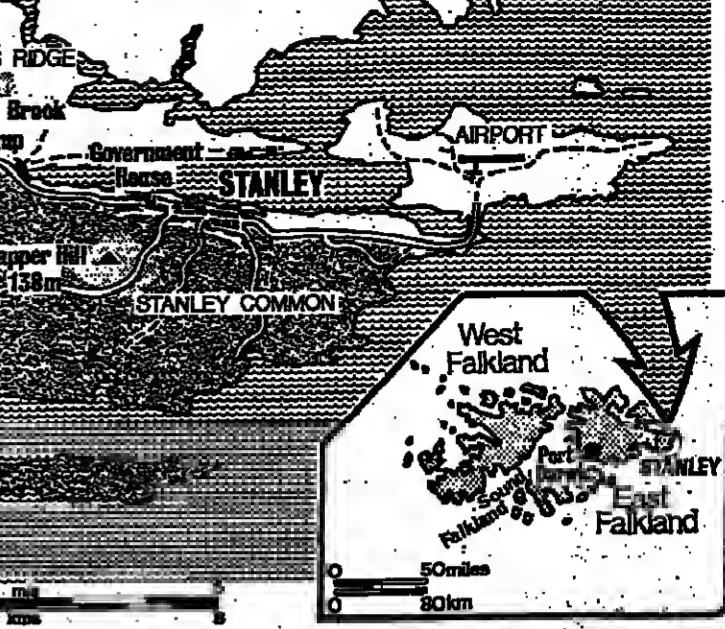
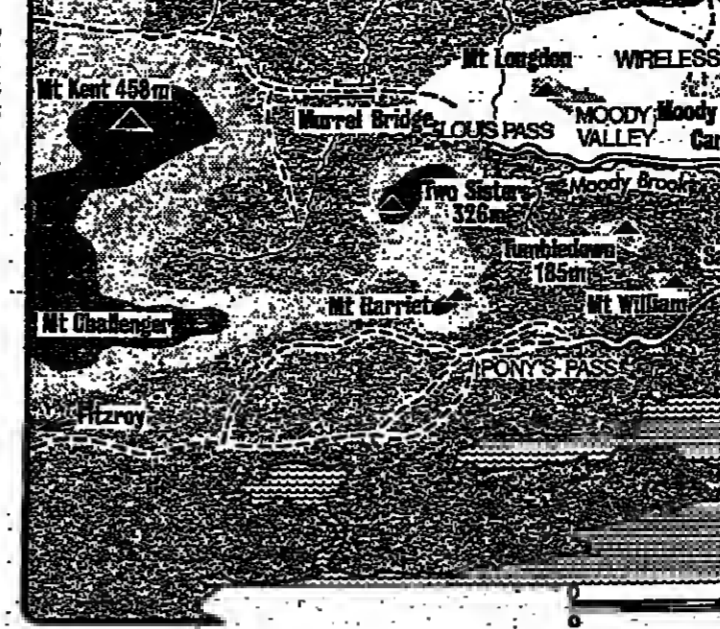
THE FALKLANDS CRISIS

Bridget Bloom, Defence Correspondent, reviews likely battlelines

Garrison urged to surrender

HOW WILL the battle for Port Stanley be fought... The Defence Ministry in London has resolutely refused to comment on the fighting in which, according to correspondents on the spot, British troops have captured the high ground surrounding Port Stanley.

They are in command of at least one key pass—probably that at Murrel Bridge. There have been no reports so far of action at Fitzroy, another key bridge to the South, where the Argentines were believed to have substantial numbers of troops. It is suggested in Whitehall that these probably retreated back to Stanley.



Sandwich Island force mystery

By Hugh O'Shaughnessy in Buenos Aires. UNCERTAINTY still surrounds the fate of a small but politically important Argentine naval detachment on Morrell Island in the southern Thule group of the South Sandwich Islands.

Lies, damned lies, and picture-book heroes

BY JIMMY BURNS IN BUENOS AIRES. "I ALWAYS try and tune in to the BBC whenever possible, otherwise I just don't know what is really going on." The words of a senior foreign diplomat based in Buenos Aires reflect the continuing difficulties faced by anyone living in Argentina who would like a reasonably objective view of the war in the Falklands.

China sharpens attack on UK 'imperialism'

BY TONY WALKER IN PEKING. THE "heavy political, economic and moral losses it has sustained and will suffer." While the British-Argentine rivalry for the Malvinas Islands has not come to an end, the gigantic British fleet has already lost a quarter of its warships and so far the war has cost Britain an alleged sum of £1bn, the commentator wrote.

Falklands future under review

By Andrew Whitley. MRS MARGARET THATCHER, in her television interview on Wednesday, revealed that she had asked Lord Shackleton, a Labour peer and expert on the Falkland Islands, to update a report he published in 1976 on the economic development of the British colony. It is the clearest indication to date that the British Government is coming to the view that the Falklands will have to stand on its own feet in the foreseeable future, independently of Argentina.

Moscow pressed on grain

By Anthony Robinson in Moscow. ARGENTINA'S efforts to persuade the Soviet Union to buy a further 4m to 5m tonnes of maize and sorghum this year continued yesterday as Mr David Lacrose, head of the Argentine Grain Board, conferred with Soviet agricultural officials.



Argentine prisoner in a compound on the Falkland Islands.

Brazilian borrowing affected

By Peter Montague, Enronmarkets Correspondent. BRAZIL has acknowledged that the Falklands crisis has had an indirect impact on its ability to raise money abroad. Last month it raised a total of \$1.05bn in foreign currency loans, sharply down on the \$2.05bn raised in April.

Chilean protest over reports of attacks

By Mary Helen Spooner in Santiago. CHILEAN OFFICIALS have angrily denied Press reports of British forces using southern Chilean bases for attacks on the Argentine mainland, while protesting against the circulation of such stories in the Argentine news media.

Losses criticised

LOSSES sustained by the Falklands task force could have been avoided if ships had been better equipped, according to this week's issue of Flight International magazine. The magazine says better weapons could have "taken out" Exocet missiles before they struck.

At the same time as Mr Lacrose was putting forward the Argentine case, Soviet officials were playing host to Senator Larry Pressler. Senator Pressler was here in a dual capacity, as chairman of the arms control subcommittee of the Senate Foreign Relations Committee, and as a salesman for U.S. grain.

Photographs forged

PHOTOGRAPHS of HMS Invincible, the British aircraft carrier, giving off a dense cloud of smoke which were printed in the latest issue of a mass circulation Argentine magazine are forgeries, according to military officials quoted by the usually well-informed Buenos Aires Herald, Jimmy Burns writes from Buenos Aires.

One man's view: Go to the International Court of Justice

By Daniel Davidson in Washington. THE POSSIBILITY that Argentina's troops may now be expelled from the Falklands brings to the forefront the issue of what Britain should do next. If the British insist on a return to the status quo ante, the likely outcome will be continued hostilities with Argentina albeit at a lower level of intensity.

making its recommendations, consider that "legal disputes as a general rule are referred by the parties" to the Court, has apparently been overlooked. It is time to consider this article again. An agreement by both Britain and Argentina to submit their disputes to the International Court, could not be considered a humiliation of Argentina. Since Britain has never publicly proposed it, the Junta might even be able to convince the Argentine people that moving the issues to the International Court represented a victory for what they consider to be Argentina's just cause. Britain would certainly have a right to expect the continued support of the U.S., the Commonwealth and its other allies. The U.S. in particular, would be in a strong position to urge the nations of Latin America to back such a proposal. Those who oppose such a submission would be put in a position of asserting that, while Argentina's claims are valid, the issue should not be submitted for neutral judicial resolution. Opposing the intervention of the International Court would amount to a public statement that Argentina's claims are not substantial enough to survive impartial professional examination. If, contrary to most expectations, the Court ultimately decided in Argentina's favour this would not impair the great principle of the rule of law for which Britain has been fighting. If the Court decides for Britain, the decision will open the door to such prospects as a UN trusteeship. It is extremely difficult to see how the UN can impose a trusteeship while the issue of sovereignty remains open. Nevertheless, submission to the International Court appears to involve no significant disadvantages to Britain and would, at the least, provide a British position to which men of goodwill could continue to adhere. Time would be gained; inflamed passions could subside. The long-term disadvantages arising from the use of force would be minimised. The U.S. would be on firm ground in undertaking a diplomatic fence-mending offensive, in Latin America. Daniel Davidson is a Washington lawyer who was a U.S. delegate to the Vietnam peace talks in Paris and served on Dr Henry Kissinger's National Security Council staff.

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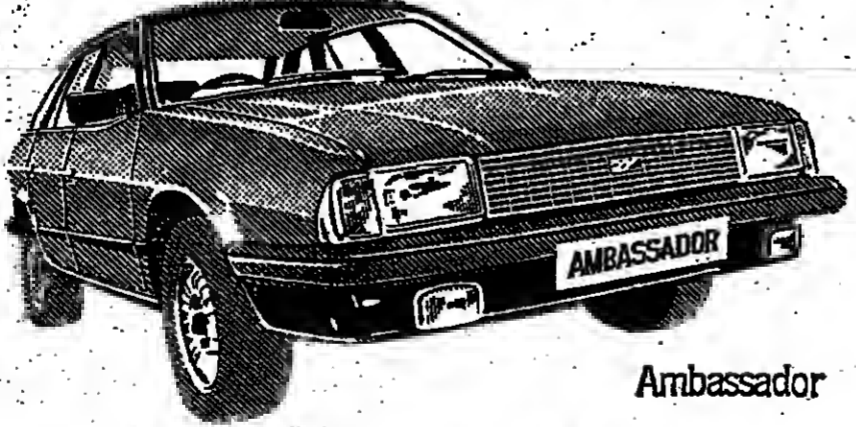
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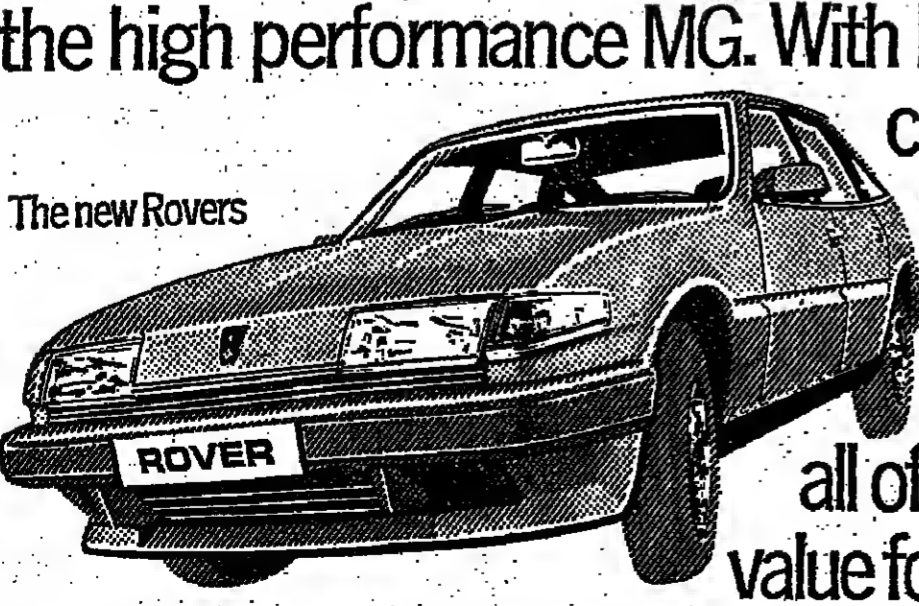


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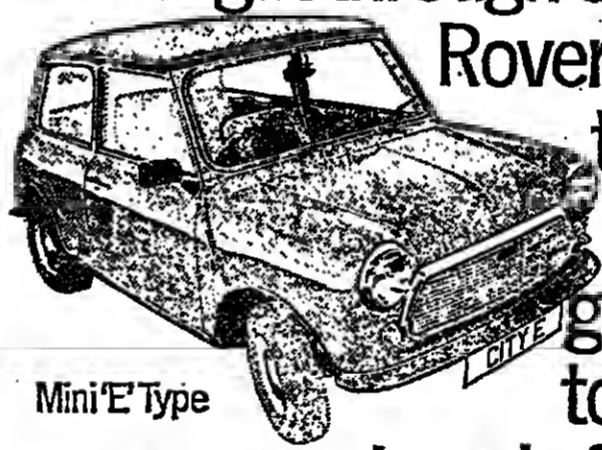


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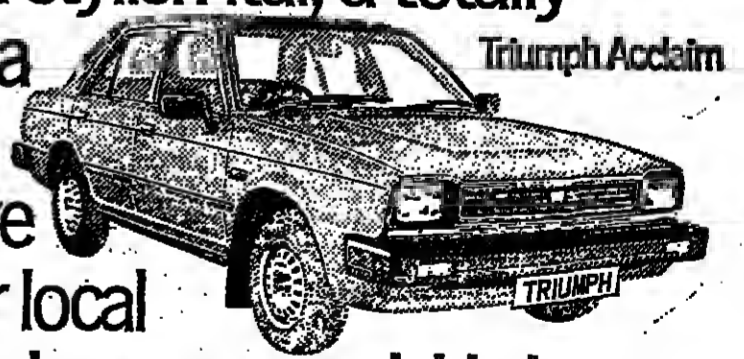


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U.S. envoy aims to break impasse over Namibia

BY CHRISTOPHER PARKES IN WASHINGTON

GEN VERNON WALTERS, U.S. special envoy, is to visit Angola this week for talks aimed at breaking the deadlock over independence for Namibia (South West Africa).

Mr Walters, who has long experience of delicate diplomatic missions, was in Tanzania this week where it is believed he has met President Julius Nyerere. He is also to see President Kenneth Kaunda of Zambia in a tour of the countries most closely involved with the Namibian negotiations.

Mr Walters' trip, together with a meeting in Bonn on Tuesday between Mr Chester Crocker, Assistant Secretary of State, and Mr Sam Nujoma, leader of the South West Africa People's Organisation (Swapo), is part of an attempt to move the talks forward "on an urgent basis," the State Department said.

The surge of diplomatic activity is seen to indicate that the Reagan Administration believes the so-called front-line black states and South Africa are ready to start negotiations again.

The State Department has also been encouraged by recent signs that the Angolan leadership has been attempting to improve its contacts with Western countries.

The hope in Washington is that given a satisfactory settlement of the Namibia issue, Angola may be prepared to send home many of the estimated 15,000-20,000 Cuban troops on its soil.

Negotiations suffered a setback earlier this year when the Swapo leadership rejected the western formula for pre-independence elections in Namibia, involving a mix of proportional representation and constituency

Blacks' incomes rose 21%

By Our Washington Correspondent

INCOMES of black U.S. citizens rose 21 per cent during the 1970s, compared with a 16 per cent increase among whites, according to new census figures released here.

In 1970 black per capita income, measured in constant 1980 dollars, averaged \$3,986 (\$2,196). By the end of the decade it had increased to \$4,804.

In the same period white incomes measured on the same basis rose to \$5,232.

The latest assessments are based on a new formula, in which the Census Department Bureau departed from its traditional method of measuring prosperity according to inflation adjusted income per family.

When this formula is applied, whites are shown to have gained marginally while blacks lost ground.

Bank reduces prime to 16%

THE First National Bank of Boston cut its prime rate to 16 per cent from 16 1/2 per cent yesterday, matching the move made ten days ago by Citibank of New York.

Anatole Kaletsky in Washington analyses the failure to agree a 1983 U.S. budget 'Mickey Mouse' Congress revives home truths

PRESIDENT REAGAN is ashamed and disgusted about what the U.S. Congress has done to his economic programme. He has made no secret of this. Last week he declared that he would have to do his best to "change the subject" when other world leaders at the Versailles economic summit raise the question of U.S. interest rates and budget deficits. The only alternative, Mr Reagan said, would be to draw the world's attention, and scorn, to the "irresponsible Mickey Mouse" behaviour of the Congress in failing to agree on a 1983 budget.

Other world leaders may envy President Reagan the luxury of such a convenient scapegoat for his economic problems. But they are likely to accept the President's account of the past four months of budgetary fiascos at face value. For there will be no representative of the U.S. Congress sitting in on the summit.

In two ways the absence of a congressional voice in Versailles is a pity. Firstly, because the President has in effect abdicated his responsibility for economic policy-making in the U.S. to Congress this year by leaving it entirely up to congressmen to devise an alternative to his original, and unacceptable, budget plan.

Second, because, beneath the "Mickey Mouse" congressional politicking which has irritated

The House of Representatives will be able to choose next week between President Reagan's budget and Democrat and Republican alternatives. House Speaker Tip O'Neill said yesterday. Reuter reports from Washington.

He said he and Democrat leaders decided the procedure in hope of speeding-up the budget process. Last week the House rejected seven proposed budgets.

Both the President and Mr Donald Regan, his Treasury Secretary, argued repeatedly in the early budget debate that the size of the deficit would have no significant impact on interest rates.

One reason why the financial markets are less depressed now than might be expected in such a limbo of economic policy is that many investors believe that the biggest priority for Congress is still to cut the deficits, by whatever means.

Second, Congress has reminded the President and the U.S. public that deficits can be reduced by raising taxes, as well as by cutting spending. That reminder was badly needed after President Reagan rejected all appeals in February, many of them from his own staff, to raise indirect taxes, or modify the 10 per cent income tax cut scheduled for July 1983.

But the most important home truth which Congress has brought to light has also been the least publicised. It is that budget deficits have to be viewed in conjunction with

monetary policy to gauge their impact on interest rates.

Both the Senate and the House of Representatives have quietly adopted resolutions instructing the Federal Reserve Open Markets Committee to "re-evaluate" its monetary targets in order to assure that they are fully complementary to a new and more restrained fiscal policy.

These resolutions are not yet being taken very seriously by Wall Street, partly because of their vague wording and partly because of constitutional misunderstandings about the Federal Reserve's political independence. But they could have far-reaching and dramatic consequences.

The Federal Reserve has acknowledged, although with a little fanfare as possible, that it would be bound to follow any specific directions on monetary policy it received from the Congress, because its constitutional independence is from the President, not from the Congressional branch of government. The latest such acknowledgement came in a letter from Mr Paul Volcker, the Fed chairman, to Mr Henry Reuss, the chairman of the Congressional Joint Economic Committee, on May 24.

The wording of the Congressional resolutions, while vague, is intended to convey to the Fed a clear message: that once

Congress passes a budget with a deficit around the \$100bn mark, interest rates will be expected to fall. If they do not start falling of their own accord, the Fed will be expected to make them fall, if necessary by injecting new reserves into the banking system and allowing a faster expansion of the money supply.

Even the Conservatives in the Congress appear to believe that, once a budget is passed, it will be up to the monetary authorities to make sure that it has the necessary tonic effect on financial markets and interest rates. Certainly, the idea that a recovery could be choked off by high interest rates resulting from an over-tight monetary policy is becoming totally unacceptable politically. There have even been hints from the White House to this effect.

What remains to be seen is whether the Fed governors agree that it is in their power and appropriate to ensure that interest rates do not rise again. Some, at least, are known to believe that their job is to fight inflation but to be quite open minded about whether this has to be done through strictly monetarist means.

If it comes to a conflict between strict monetarism and economic recovery later this year, the pressure from Congress should be enough to tip the balance and ensure that recovery prevails.

Business failures increase

TORONTO — Business failures in Canada last year came close to the record number in 1932, according to an indexing system used by the credit research company Dun and Bradstreet Canada.

Files kept with the company indicate that failures rose to 151 for each 10,000 businesses on file with the company in 1981, a 15 per cent increase from the 131 failures per 10,000 recorded in 1980.

The record since the system was established in 1921 was in 1932, when the failure rate was 161 for 10,000 companies on file.

The 1981 figure for Canada was 2.5 times higher than in the U.S., which showed 62 failures for every 10,000 companies, Dun and Bradstreet said.

Total bankruptcies in Canada in 1981 numbered 8,855, 22 per cent higher than the 6,595 of 1980. The U.S. reported 17,043 bankruptcies in 1981.

Debtors' reported liabilities rose to C\$1.14bn in 1981 from C\$782m the year before while 1981 assets totalled C\$387m.

Dun and Bradstreet also reported a 36 per cent increase to 4,879 in failures from January to May 30, 1982, compared with 3,214 during the same period a year earlier.

APD

Appeal for mining in U.S. parks

By Our Washington Staff

THE U.S. Interior Department has agreed to consider an appeal that it should allow open-pit mines to be dug in national parks.

The department has published "for public comment" a request from U.S. Borax and Chemical, Pitzer, American Borate and Cyprus Industrial Minerals to extract boric acid and borates from Death Valley National Monument Park, California.

The request is the first to be accepted in Washington since 1980, when a moratorium on new mining in national parks expired.

Two Nevada Senators have introduced legislation which would remove the land U.S. Borax wants to exploit from the national parks. The proposal, however, seems likely to face strong opposition in Congress.

Environmentalists have also responded quickly. "We could get very active on this one," the Conservationist Wilderness Society said. To slow new mining to start would be a real step backwards, it added.

The Wilderness Society had been pressing the Carter Administration to extend the mining moratorium, introduced in 1976, when the Democratic President was defeated in 1980.

According to the Interior Department, there are some 4,000 to 5,000 valid mining claims outstanding in 30 to 50 national parks.

Canadians attempt to raise newsprint price

BY RICHARD LAMBERT IN NEW YORK

Producers are attempting to implement a long deferred price increase on newsprint sold to the U.S. But some U.S. producers have decided to hold their prices down at the old level, and several North American companies are planning production cuts to reduce high inventory levels.

Abitibi-Price, which claims to be the world's biggest newsprint producer, increased its price by 5 per cent to \$25 (£28) a tonne on June 1.

Other major companies, like Consolidated-Bathurst, followed suit. The increase had originally been planned for March 1, but was twice delayed because of competitive conditions.

Producers in western Canada increased the price of newsprint sold to the U.S. market on April 1. But some have already had in scale down production to maintain their higher price level, and there are reports of price discounting by some companies.

In the U.S., Kimberly-Clark and Great Northern Nekeosa said yesterday that they had decided to alter price increases originally scheduled for June 1, because of poor market conditions.

However Boise Cascade, which has newsprint mills in both Canada and the U.S., has raised its prices by 5 per cent. Reed of Toronto, which put

up its price this week, said that industry inventories were stretched out to around 56 or 57 days, compared with a more normal level of under 40 days.

One explanation was that consumers had been building up stocks in anticipation of possible strike action against eastern Canadian producers this summer.

However Abitibi-Price has now settled a new contract with its unions. Other companies have yet to reach agreement, but the possibility of major industrial unrest is said to have diminished.

Overall consumption of newsprint in North America has been relatively steady in recent months, but capacity has been rising fast.

In its recent annual report, Macmillan Bloedel said that the start-up of six large newsprint machines on the west coast in 1981 and 1982 would increase capacity by 40 per cent. To hold inventories down, the company expected to shut its newsprint mills for up to six weeks this year.

Gannett Company, the newspaper publishing group which is one of the largest consumers of newsprint in the U.S., said yesterday that there was substantial overcapacity in the North American newsprint industry.

INSIGHT INTO JAPANESE TECHNOLOGY

Canon: A leading camera-maker strengthens its electronics expertise

One of a series of interviews by Mr. Dick Wilson and Dr. Yotaro Yanase

The Japanese photographic industry is a formidable force today, surpassed by none in high quality 35mm cameras. It was not always so. Back in the 1930s, Germany set the standards for the world's optical industry—Leica was the king of the camera heap. And then, in 1935, along came a Japanese upstart with Asia's first 35mm focal plane shutter camera. It was called a Kwanon, after the Buddhist Goddess of Mercy.

The Kwanon, made by two dozen eager engineers, didn't last long. But it was enough to show that Japan could indeed rise above tin toys to make fine optical instruments. Those engineers could hardly have imagined that some day their dingy laboratory would grow into the world's largest manufacturer of 35mm SLR cameras. But it did. And that's how today's Canon Inc. got its start.

Canon was the world's largest manufacturer of 35mm SLR (single lens reflex) cameras in 1981, and has been ever since the debut of its AE-1 in 1976—the first SLR to incorporate a microprocessor electronic brain. The AE-1 is the best-selling SLR in the history of the photographic industry, with over five million sold in five years. In fact, the company estimates that one out of every four SLRs bought worldwide is a Canon.

But cameras do not tell the entire Canon story. Today, the company derives nearly half of its consolidated sales from business machines. In particular, the NP series of plain paper copiers are best-sellers in many markets, including Europe. And in optical products, Canon is a leading manufacturer of both mask aligners for semiconductor production and television broadcast lenses.

In figures, Canon's 1981 consolidated sales totalled over \$2.1 billion, which should place it about 300th on the upcoming Fortune list of the 500 largest industrial firms outside the U.S. The company employs 24,300 people worldwide and markets its products under the Canon brand name in about 130 countries.

The U.K. market plays an important role in Canon's marketing strategy. Since January 1, 1982, Canon ships products directly to an independent new subsidiary called Canon U.K. Ltd., instead of working through the Amsterdam area headquarters as was done previously. Furthermore, Canon U.K. established on April 2, 1982, a new Camera Division with an investment of several million pounds, and it is expected to double the size of the company's total U.K. operation. The direct arrangement reflects Canon's recognition of the U.K. as an important market in its own right. Consumers will benefit through faster delivery of products and spare parts, as well as the lower distribution costs associated with direct marketing.

And the U.K. as a whole will benefit from increased employment opportunities as well as Canon's substantial tax payments on profits earned in the country. This is in line with the firm's long-standing policy of local production and investment. A European example is the Glissen copier plant in West Germany.

Canon is a virtual font of original technology. Measured by patents, for example, Canon stood nineteenth among all firms worldwide in number of American patents received during 1981. In fact, the company filed over 4,000 applications with the Japanese Patent Office in 1981—a 40 per cent increase over 1980.

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Air Canada may delay delivery of Boeings

By Robert Gibbens in Montreal

AIR CANADA, one of the first major world airlines to commit itself to the 200-seat Boeing 767...

The U.S. Export Import Bank is committed to financing about \$1.1bn (£493m) of the estimated \$1.5bn cost of all 30 Boeing 767s...

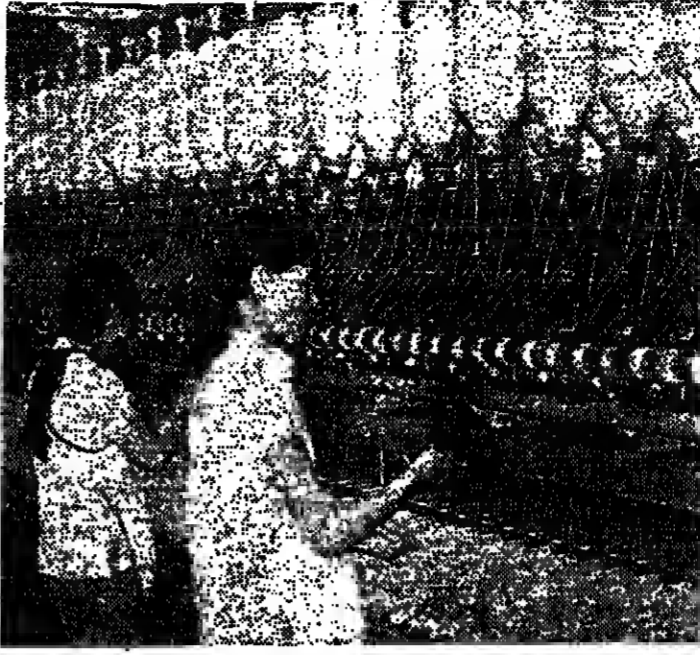
The company is considering delaying delivery of a further 12 in 1985 and 1986...

Air Canada, owned by the Federal Government, showed a loss of \$C27m in the first quarter...

The recession affecting the country, declines in personal incomes, a severe drop in company profits and delayed factors affecting Air Canada's performance...

Hong Kong prepares to fight EEC threat to its textile sector

BY GILES MERRITT, RECENTLY IN HONG KONG



Hong Kong's textile industry provides 40 per cent of the colony's manufacturing jobs.

THESE have been tough recession years at the Wing Tai, or "Everlasting Prosperity" company...

Concern over the immediate future of its textiles and clothing sector and the longer-term health of its light industries help to explain why Hong Kong is now prepared...

Yet the fear is that for both Wing Tai, and the whole of Hong Kong's huge textiles and clothing sector, the worst is still to come...

With a booming economy enjoying sustained 8-10 per cent growth rates at a time when most nations are suffering economic stagnation or contraction...

The political importance of Hong Kong's position is that its bitter resentment against what it sees as victimisation has led it to organise resistance...

Textiles and clothing represent 41 per cent of Hong Kong's domestic exports, but because of their increased value...

The potential for damage to Hong Kong's finely balanced economy, which relies on the textiles sector for 40 per cent of all manufacturing jobs...

The reasons for Hong Kong's unusually belligerent stand are not hard to find. Manufactured exports are the lifeblood of the economy...

The Japanese Foreign Ministry apparently accepted the link and worked hard for an agreement based on concessions by Japan at the California meeting...

and in years to come. To bring such figures into slightly sharper focus, it should be pointed out that any such reductions would entail a slowdown in Hong Kong's export growth rate rather than a real shrinkage of its export business.

Pacific flights accord expected

BY CHARLES SMITH, FAR EAST EDITOR IN TOKYO

THE LONG RUNNING deadlock over Pacific air traffic rights between Japan and the U.S. appears to have ended...

A "provisional" agreement under which Japan will allow United Airlines to fly to Tokyo while Japan Air Lines acquires onward rights from Los Angeles to Brazil...

Other features of the agreement include landing rights for Continental Airlines in Nagoya and permission for JAL to add two points in America...

The agreement is described as provisional because both sides still have demands outstanding. A comprehensive review of the current Japan-U.S. aviation agreement...

The Japanese Foreign Ministry apparently accepted the link and worked hard for an agreement based on concessions by Japan at the California meeting...

The sanctions were lifted "temporarily" after talks in Tokyo in January, which, however, failed to settle any of the major issues...

Israeli confidence grows over Egypt trade

BY MAGGIE FORD, RECENTLY IN CAIRO

ISRAELI businessmen will be heartened by the announcement from Mr Gideon Batt, the Israeli Trade and Industry Minister...

Despite the difficulties, trade between the two countries increased in 1981 to between \$14m (£7.7m) and \$15m, compared with a total of \$12m in 1980.

Mr Batt, who arrived in Cairo on Tuesday, expressed confidence that two-way trade with Egypt would grow now that the public sector had been "given the green light."

and supply and the central bank governor during his two-day visit.

The contract was signed in Cairo by Mr Maher Abbas, the Egyptian Minister of Electricity and Energy...

The problem for the Israelis is always going to be the Arab boycott of Israel. Egyptian officials say that public sector companies have been told to treat Israeli approaches on an equal basis with other possible deals.

Egyptian banks with branches abroad.

Egyptian officials say that progress in normal relations between the two countries has been "remarkable" and that links between the two now exceed Egypt's relations with most Far Eastern and European countries.

oil annually under a separate Camp David agreement.

If the banks were seen to be dealing with Israel, the remittances would stop. We could not risk that, one official said.

This announcement appears as a matter of record only. May, 1982



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Protests over Indonesian boost to domestic shippers

BY RICHARD COWPER IN JAKARTA

A MOVE to boost the volume of goods carried by Indonesian shipping lines, by decreasing that all exports and imports of government-owned goods should be carried by domestic shippers...

The U.S. Government has already expressed its "serious concern" to the Indonesian Government in an aide memoire and has called for urgent consultations...

The decree, announced last month and backdated to April 12, could affect as much as 40 per cent of Indonesia's total two-way trade...

Foreign lines are believed to carry more than 75 per cent of Indonesia's total trade.

Foreign shippers and commercial attaches at Western embassies say the new decree is badly thought out and discriminatory...

from foreign governments. The decree stipulates that all "export and import commodities owned by the Government of Indonesia will be carried by vessels operated by Indonesian shipping companies."

Foreign shipping lines say that the scheme is not workable. "Indonesia does not have the ships to transport this amount of goods..."

The U.S. Government says the decree is in direct conflict with American shipping regulations. According to one joint venture shipping company...

The agreement is the first reached between Singapore and any other country in textiles since the Multi-Fibre Arrangement (protocol three) was concluded last December...

Both countries also discussed their differences over the export of high quality jeans from Singapore to Canada...

The arrangement is described as "less restrictive" than the present arrangement, which has been extended until the end of the year.

The agreement is the first reached between Singapore and any other country in textiles since the Multi-Fibre Arrangement (protocol three) was concluded last December...

Singapore-Canada pact

BY KATHRYN DAVIES IN SINGAPORE

SINGAPORE and Canada yesterday signed a memorandum of understanding on the export of textiles and textile products from the republic to Canada.

It governs nine categories of textile products, including jeans, shirts and jackets, and will come into effect on January 1 next year for a four-year period.

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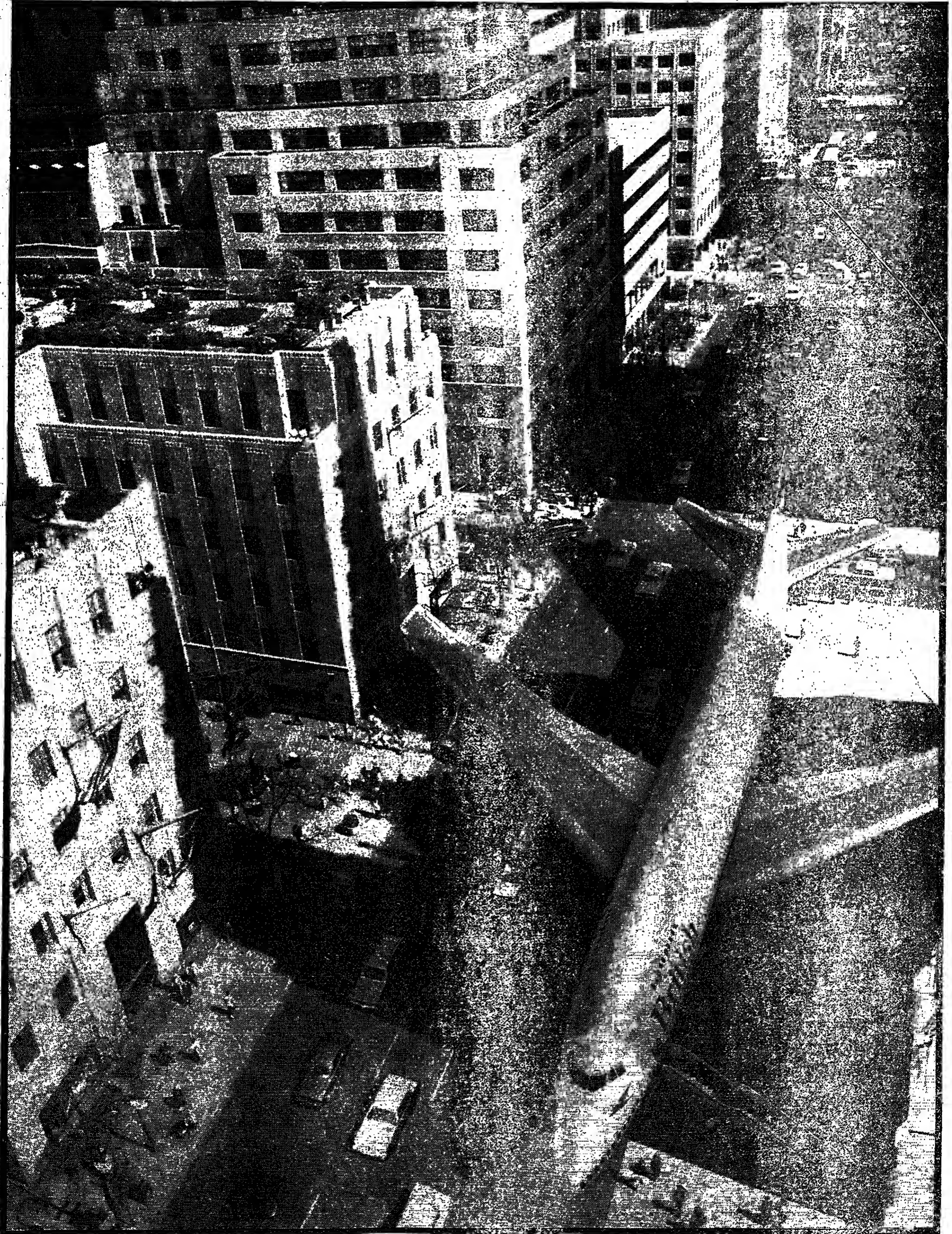
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UK NEWS

N. Sea output over 2m barrels a day

By Our Energy Editor

THE NORTH SEA oil industry has passed a "notable milestone"—an output of 2m barrels a day...

Cut in Jobcentre staff proposed

By Philip Bassett, Labour Correspondent

PROPOSALS for a comprehensive review of the Government's network of job centres—probably beginning with an immediate, two-stage closure of 125 of them—were put forward yesterday...

decision to end the automatic registration of the unemployed later this year in favour of voluntary registration...

The study praises the programme, which has provided for 787 Jobcentres, with plans for its continuation at £4m per annum at current prices.

Mr Michael Phillips, who resigned in January as chairman and managing director of UBM Group...

£100,000 for former chairman of UBM

By Christopher Cameron-Jones

MR MICHAEL PHILLIPS, who resigned in January as chairman and managing director of UBM Group...

New finance chief for British Airways

By Michael Donne, Aerospace Correspondent

SIR JOHN KING, chairman of British Airways, is appointing Mr Gordon Dunlop as the chief financial officer of the airline...

The airline has been substantially reorganised in recent months with new divisions for long-haul, short-haul and Gatwick airport...

Troubleshooter on devolution trail

By Robin Reeves

MR JOHN PRESCOTT has never been one to back away from political controversy or political tasks.

and Wales seem to gain by having their own Secretaries of State in the cabinet.

Giving Labour a coherent regional policy is a difficult task, reports Robin Reeves

The alternative, Secretaries of State for each English region, is not considered realistic.

RAF to improve airfield bird detection methods

By Our Aerospace Correspondent

THE RAF is extending and improving its methods of detecting and reducing bird hazards at its airfields...

R-R in £6m power order

By Michael Donne

ROLLS-ROYCE, through its Canadian company, Rolls-Royce Canada, has been awarded a £6m order for a major Canadian power station project in Ontario.

Work on the Olympus-powered gas turbines for the project will be shared between Rolls-Royce (Canada) and the UK company, Pratt & Whitney (Canada)...

SNP chairman warns of snap election

By Michael Donne

MR GORDON WILSON, chairman of the Scottish National Party (SNP), warned delegates to the party's national conference at Ayr yesterday...

Industry's electricity among costliest in world

By Ray Daffer, Energy Editor

ELECTRICITY PRICES paid by industry and commerce in the UK are among the highest in the world...

Engineering output up 2% in winter quarter

By Maurice Samuelson

ENGINEERING OUTPUT rose 2 per cent in the period from December to February, compared with the previous three months.



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UK NEWS - LABOUR

Confidential document indicates firm Government stand on holding down wage deals

Fowler stresses market factor in nurses' pay talks

BY PHILIP BASSETT, LABOUR CORRESPONDENT

THE GOVERNMENT would like to see market forces play a much greater part in determining the pay of Britain's 490,000 nurses, according to a confidential paper likely to be considered by a joint working party.

The working party due to meet for the first time next week, will examine proposals which would remove the politically sensitive issue of nurses' pay from the area of industrial conflict.

The working party's findings will not be implemented before next year's pay settlement. But health unions believe that early indications of the group's thinking could influence nurses' resolve to continue supporting the present industrial action in the health service over pay.

The working party is to be chaired by Mr Kenneth Clarke, Health Minister. It will include representatives from the Department of Health and Social Security (DHSS) as well as management and staff sides

The Government is careful not to commit itself in the paper to either the timing or the substance of the discussions by the Whitley Council. Throughout the document, it stresses that any findings will be seen in the light of the report of the Government's inquiry into Civil Service pay determination, chaired by Sir John Megaw, which is due within the next two months.

It states: "It is premature to seek to reach a final conclusion on these very difficult matters until the Government has received and given consideration to the report of the Megaw Committee."

The paper argues, as a general principle, that nurses' pay should be seen in the relation to that of other NHS workers. This means that any new nurses' pay system should feed into the Whitley Council machinery, not replace it.

The Government acknowledges that "one element which may form part of any new system of handling nurses' pay

is the drawing of comparisons with other staff groups."

However, "comparability by itself has proved an unacceptable method of pay determination" because it fails adequately to reflect market forces, and particularly the recruitment and retention of staff, job security and efficiency; and because it ignores the need to relate the size of pay increases to what can be afforded, in current terms, to cash limits.

The paper analyses the main comparability methods, although it says that "their potential usefulness in relation to nurses' pay will vary".

• Job for job comparisons. It says that "nurses and midwives have few, if any, direct comparators and therefore adds that "there appears to be virtually no scope for true job for job comparison."

• Factor analysis. This method is used to determine the armed forces' pay. While it is "quite practicable" in the form often adopted, it is "very complex," and its implementation would

conflict with the preservation of the role of the Whitley Council. Noting that factor analysis by the Clegg commission "did not prove satisfactory," it states that "the drawing of comparisons based on the analysis of jobs into certain component elements may not be of value if suitably applied."

• Basket of analogues. This method was first proposed by Dr Gerald Vaughan, the previous Health Minister, as a means of arriving at an overall percentage pay figure. "The DHSS paper says that "this system may prove to merit further study, though it could have the effect of involving something akin to indexation." However, the Government is concerned about what groups would be used as analogues. This list amounts to a virtual rejection of almost every major known method of pay determination.

The paper stresses market factors and affordability. It states that "the aim should be to establish arrangements which will provide agreed market data in a form which can be set alongside other data in the annual pay determination process."

Train drivers reject 5% offer linked to flexible rostering

BY PHILIP BASSETT, LABOUR CORRESPONDENT

BRITISH RAIL'S industrial relations difficulties deepened yesterday when the train drivers' union rejected a 5 per cent pay offer and flexible rostering, and the largest rail union was divided over a special rostering payment offered to guards.

The executive of the Associated Society of Locomotive Engineers and Firemen (Aslef) formally rejected the offer of 5 per cent from September which is tied to key productivity improvements, including more flexible work rostering.

Aslef leaders indicated they would not accept any wage agreement tied to productivity, and they would now seek a meeting with the other rail unions to organise a common front against BR.

On rostering, the executive told its members in joint sectional councils and local departmental committees not to negotiate with local BR managers about the introduction of the new 7-9 hour rosters which BR is ready to send out despite the opposition.

If the BR Board did send out the rosters, it would be breaking negotiating procedures dating from 1958. Mr Derrick Fullick, Aslef president, said: "Immediately the board arbitrarily breaches agreements, the nation should expect trouble."

Aslef officials insisted that their members were not prepared to accept a special payment which BR has offered its 12,000 guards for accepting flexible rostering. They doubted that the payment would succeed in putting pressure on members to drop their opposition to rostering.

The payment—£2.50 a week, which works out at just over 3 per cent on a guard's current basic of £31.45, to take it to £33.95—drew a mixed response from a sub-committee of the executive of the guards' union, the National Union of Railwaymen.

The sub-committee was split on the offer, with some members arguing for its acceptance and others for a return to the board to press for a sharp increase, which some put as meaning £5 a week rise.

The issue was hurriedly put to a specially-convened meeting of the full national executive yesterday, which was meeting last night amid indications of the offer's acceptance.

BR is likely to write to the NUR and the Confederation of Shipbuilding and Engineering Unions today suspending the closure of engineering works with the loss of 6,000 jobs.

Part of the reason behind the move is BR hopes of winning at least part of a Nigerian order for 900 railway wagons, which would keep the threatened engineering plant at Shildon, Co Durham, in work for six months.

Strike response today crucial to future of health service dispute

BY JOHN LLOYD, LABOUR EDITOR

ACTION BY nurses and other health service staff today will be crucial to the success or failure of industrial action in the National Health Service.

Health workers have been called out on 24-hour strike in hospitals up and down the country—though many are expected to stop work for only one or two hours.

The Royal College of Nurses, which organises nearly 200,000 nurses and has a strict ban on industrial action, will announce the results of a ballot among its members on the Government's

6.4 per cent offer to nursing staff. Members are also to take part in a separate ballot on whether the ban on industrial action should be lifted.

A rejection of the offer by the traditionally cautious RCN membership will be an immense boost for the campaign. Acceptance of it would be unlikely to dampen the militancy of ancillary workers—who have been offered 4 per cent—though it may cause divisions among nurses belonging to different unions and make united action impossible.

The National Union of Public Employees and the Confederation of Health Service Workers said yesterday they expected supportive action from miners and other workers—though this is likely to take the form of participating in demonstrations, rather than sympathetic strike.

The executive of the Confederation of Shipbuilding and Engineering Unions yesterday formally rejected the offer to its members in the NHS, and pledged support to health service workers.

Nuqe said last night that 24-

hour stoppages were expected in many Scottish hospitals, including several in Glasgow, Edinburgh, Aberdeen and Dundee. Emergency-only cover is also expected in Liverpool.

The union said miners would join picket lines in Leicester and Nottingham.

The Confederation of Health Service Employees said nurses would be manning picket lines at Ealing Hospital, where they are expected to be joined by patients. Other centres of action in London will be St. Mary's in Harrow Road, Edge-

ware Hospital and Hither Green Hospital in Lewisham.

A demonstration is planned outside the Department of Health and Social Security office at Elephant and Castle, and others are to take place in Exeter, Taunton and Edinburgh.

The Wales TUC's health service committee, meeting in Cardiff yesterday, confirmed its plans for a 24-hour stoppage by all health service unions in Wales on June 16.

The committee also reaffirmed its aim of attracting supporting action from other unions,

Employers welcome SDP/Liberal stance

BY DAVID GOODHART, LABOUR STAFF

THE SDP/Liberal Alliance was yesterday welcomed, as a positive influence on industrial relations by Dr James McFarlane, director general of the Engineering Employers' Federation.

Speaking at an employers' conference in Copenhagen, he attacked the clause in the Government's new employment legislation which would make unions financially liable for their members' actions.

The Alliance, he said, might succeed in creating a stable industrial relations system in Britain by ending the political influence of the unions. He blamed union influence on Labour governments for Britain's economic problems. "It is the reason why, for more than a decade, we have had violent oscillation."

The Alliance was committed to reforming industrial relations by laying new duties and restraints on both employers and unions. "But more important it is committed to political reform via proportional representation, and if it succeeds in this, the union would no longer be able to rely on the inevitable return of a Labour government."

He said the employers broadly welcomed the Government's new employment legislation but were cautious about some of the

Acas chief attacks 'unfair' public sector pay policy

BY ROBIN PAULEY

SEARF CRITICISM of the structure of public sector pay has come from Mr Pat Lowry, chairman of the Government-funded Advisory, Conciliation and Arbitration Service.

Mr Lowry said that pay determination was a mess and that the results of collective bargaining in the public sector were inequitable.

Mr Lowry's comments, coming as they do at a time when some unions are gearing up for a fight on the four per cent offer to non-medical staff in the National Health Service, is bound to be seen as a criticism of Government policies.

Mr Lowry told the Chartered Institute of Public Finance and Accountancy conference in Harrogate that there were too many pay policies at work in the public sector. The rules on

civil service pay were changed or ignored far too frequently, police pay was virtually inflation-proof, firemen had special protection and the mines seemed always to be a special case.

"If we are going to accept as a principle of pay determination that certain essential occupations should be so treated that the risk of industrial action is minimised you cannot begin and end with police and firemen. I have a feeling that I am just as likely to need the services of an ambulance man or a nurse," Mr Lowry said.

He added that much of the public sector seemed to be trying to reconcile three unreconcilable factors: cash limits designed to keep pay increases at the prescribed level; free collective bargaining; and public concern about strikes. To try to help do this arbitration was provided as an optional extra. "But arbitration can certainly not be guaranteed to produce results which preserve the cash limits which created the problem in the first place."

The advantages and disadvantages of carrying out collective bargaining in the public sector at the national level must be kept under review.

Mr Lowry also questioned whether industrial relations problems were being tackled with enough vigour, particularly by managers. It was three years since the Royal Commission on the National Health Service published its report, and nearly 13 months since the TUC Health Services Committee published its report on the future structure and conduct of industrial relations in the NHS. "I have not detected much by way of results so far," he said.



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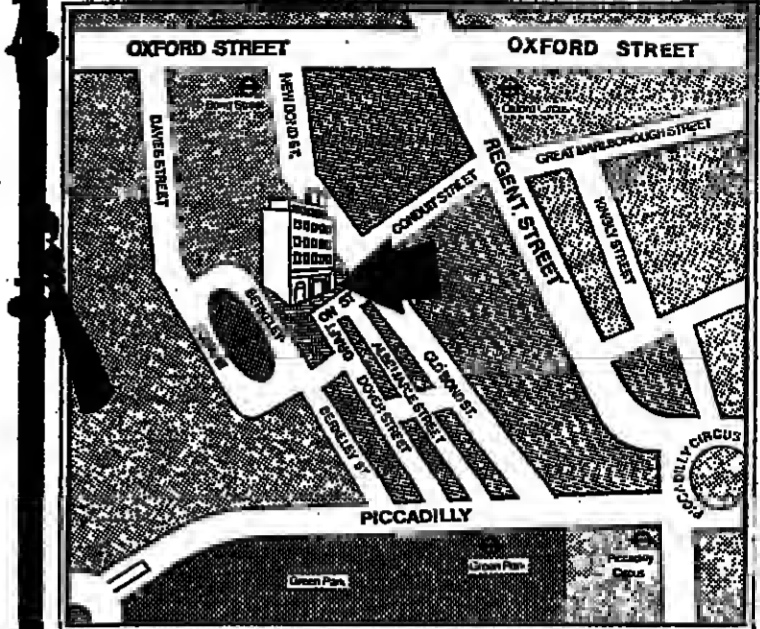
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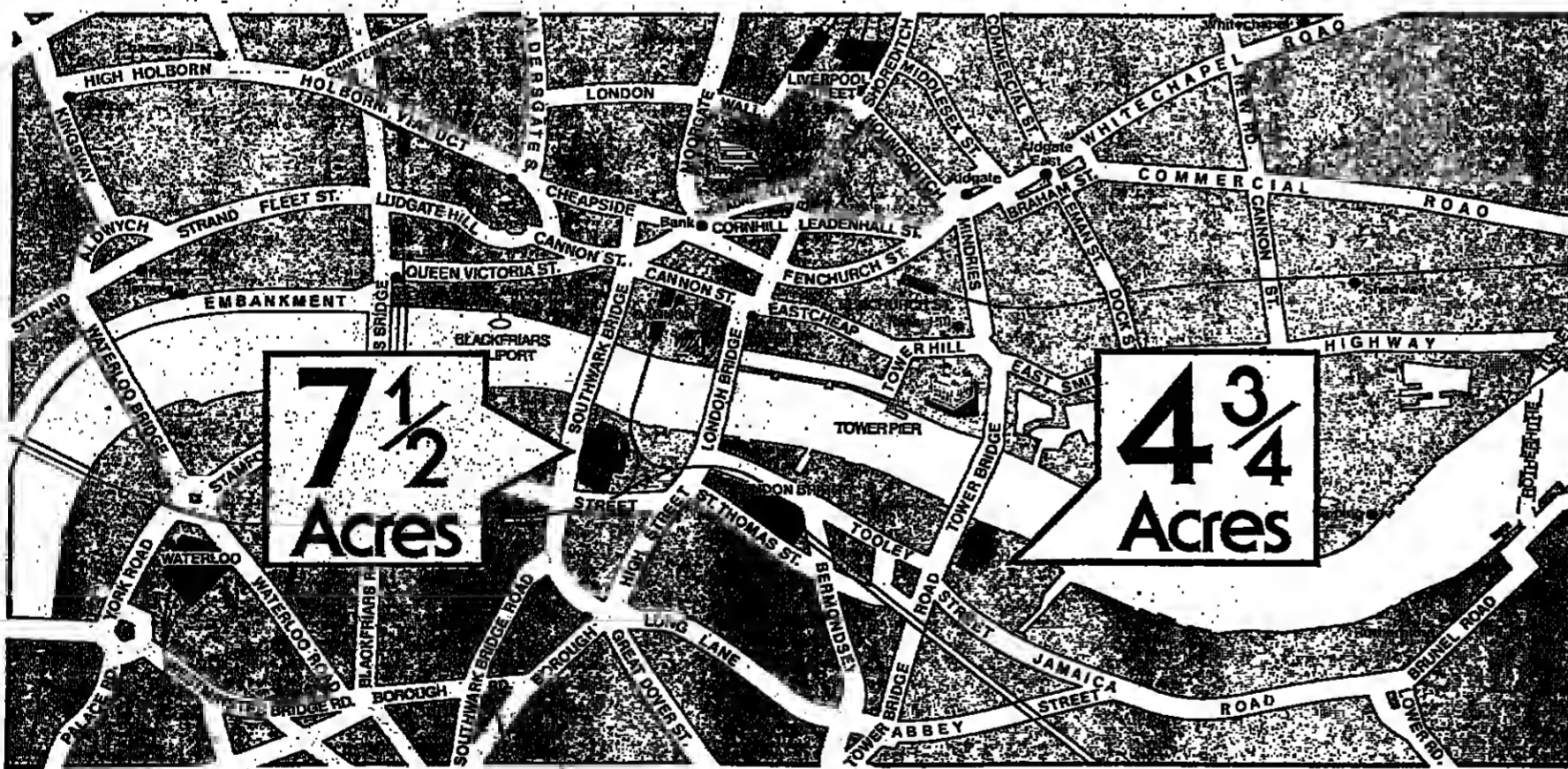
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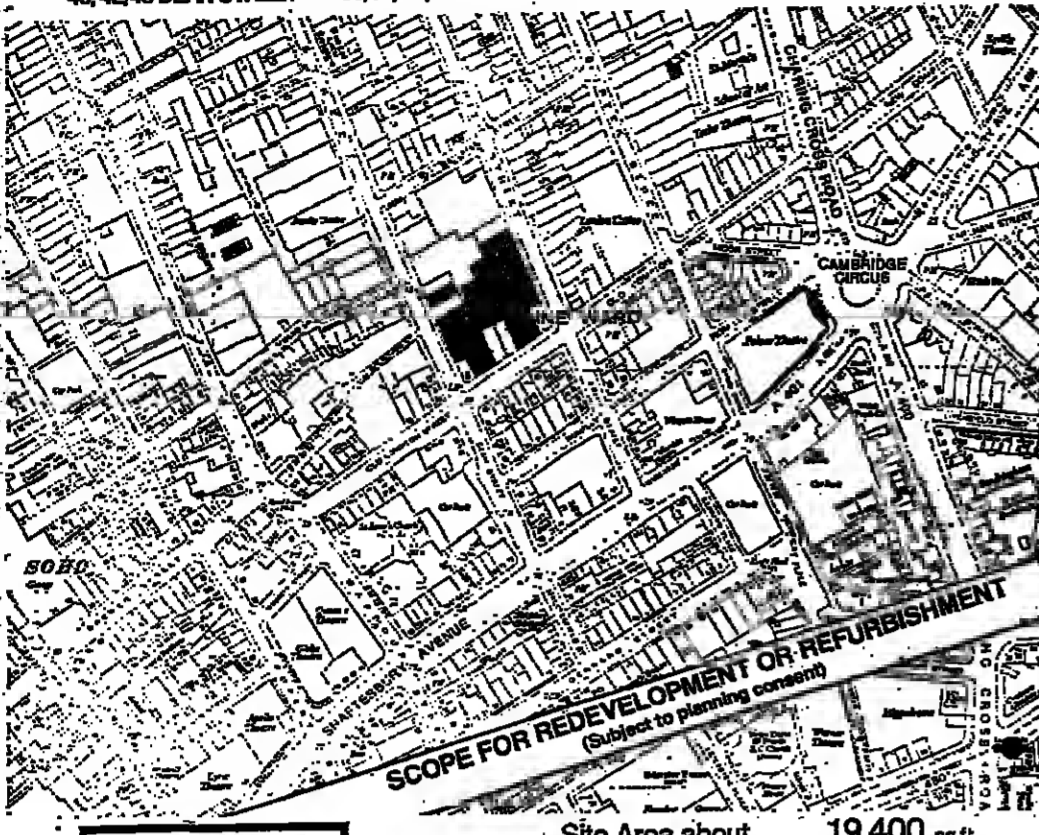
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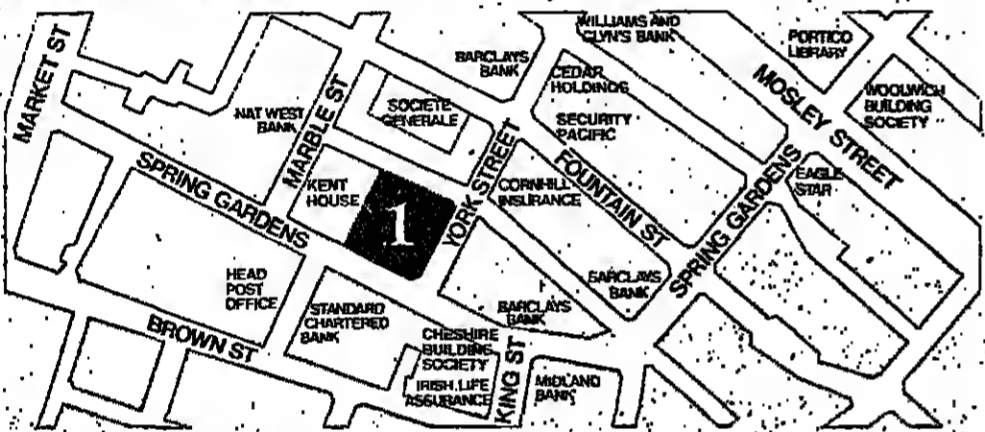
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WORLD DIAMOND GLUT

De Beers fights to keep control of the markets

By J. D. F. Jones in Johannesburg



MR HARRY OPPENHEIMER this week announced his retirement at the end of the year from the chairmanship of the Anglo American Corporation...

Mr Scargill's strategy

MR ARTHUR SCARGILL, newly installed as president of the National Union of Mineworkers, is wasting no time in making his presence felt...

Closures

Mr Scargill is insisting that no pits should be closed as long as coal is available to be extracted. He has given his full backing to the campaign of resistance to the closure of the Snowdown colliery in Kent...

Support

The first concern the extent to which Mr Scargill will carry the miners with him. It was clear from the meeting in Kent this week that a significant minority of the miners affected was unhappy with the position...

France out on a limb

THE REALITIES of the French economy bode ill for President Francois Mitterrand's hopes that the Versailles summit will help towards a better co-ordination of the economies of the EEC...

Deficits

Mr Mitterrand is reported to have told visitors that to him the EMS is not an article of religious faith, and to have stressed, at least theoretically, about the subject of devaluation. The reasons why he should have done so are not hard to seek.

Nationalisation

The practical consequences of nationalisation must be judged by that criterion. A large question mark overshadows the recent instruction to the State-owned banks to make available FF 6bn in equity capital and loans to State-owned industry.

Divisions

The French Government has shown its awareness of the difficulties in prospect. Several ministers, especially M Jacques Delors at Finance, have been calling for "rigour," a word that recalls the "severity" preached

JWANENG is on the very edge of the Kalahari desert. To get there you take a new road that leads 120 miles west of Botswana's village-capital of Gaborone or, better, you fly in on the De Beers daily Beechcraft.

There, in a featureless landscape of flat scrub-bush, is a spanking new company town complete with supermarket, golf course, hospital, 5,000 people and a large open-pit, a mile wide, which Mr Harry Oppenheimer, chairman of Anglo American Corporation and of De Beers Consolidated Mines, has described as probably the most important Kimberlite pipe discovered anywhere in the world since the original diamond discoveries at Kimberley more than a century ago.

Commercial production is to start this month, which means that Debswana (owned 50-50 by De Beers and the Botswana Government) will be mining 400,000 tons of ore a month from the site. From this it reckons on extracting 2.9m carats this year (containing about 30 per cent of gem quality), 3.8m carats next year, and about 5m carats by 1985.

Not surprisingly, the detailed activities of the CSO are largely a closed book, but the strain is evident from the public figures. CSO sales in 1981 fell to R1,249m (£650m) from R2,142m in 1980, a drop of 42 per cent. De Beers stocks of diamonds doubled to R1.4bn, while their cash holdings fell from R1.3bn in 1978 to almost nothing. In March this year the dividend was cut for the first time for 37 years.

Since then there has been some confident talk from chairman of Anglo at the end of this year. "The practice of the CSO is to hold back supplies at times of weak demand, thereby maintaining prices, and to sell from stock when demand exceeds production, thus restraining upward pressure on prices."

In other words, "stability" in bad times — like now — means stockpiling, or slowing back production, or a combination of the two, according to a system of quotas agreed between De Beers and the various producers.

This system has already had a harsh impact on some of the producer-states: to which De Beers can of course argue in reply that they would be in much worse trouble if things really fell apart and the centre (ie, the CSO) could not hold. ...

For a developing country which, though vast in area, contains only 930,000 inhabitants, this must be a gift of the Gods. But the opening ceremonies are going to be muted. Jwaneng is coming on stream at a most delicate moment. Botswana's good fortune is bound to draw fresh attention to the Great Diamond Glut, and to De Beers' grim efforts to maintain its monopolistic control over the international diamond trade.

In essence, De Beers is confronted with two separate developments which together produce a textbook dilemma. First, demand for diamonds has slumped as part of the world recession — a process exacerbated by rash overstocking in the cutting centres in the late 1970s and particularly evident at the upper end of the "investment grade".

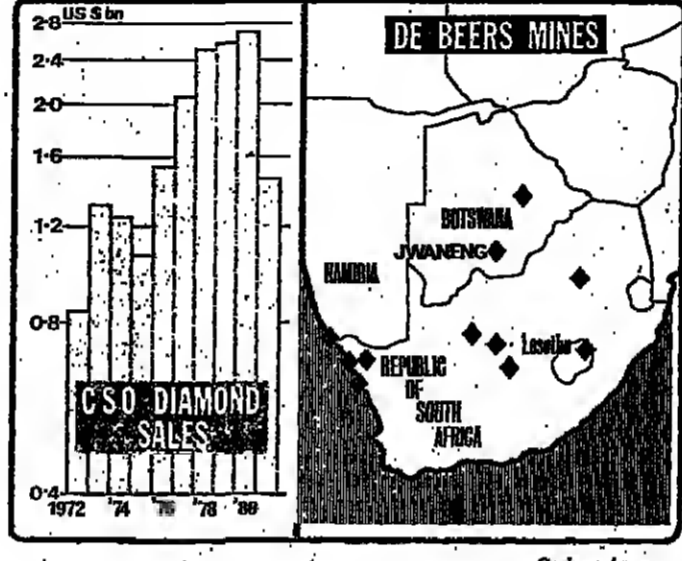
World capacity is something like 45m carats, of which about one-fifth is gem diamonds. Sir Ernest Oppenheimer realised in the 1920s that De Beers needed to control production outside South Africa, and he inhibited "Diamond Coast" of Namibia (South-West Africa), produces high-quality alluvial stones, but there is a very large political question-mark over the future.

John Maltby, a former Shell man, will become deputy chairman and chief executive, and Campbell Anderson, an Australian who has been on the Board since 1976, will become managing director.

The contrast between the two is striking — and oil industry interest in their teamwork is likely to be no less intense than it has been over the past seven years in the progress of the Down-Wilson partnership.

Another change of command at Burmah Oil tomorrow. Chief executive Stanley Wilson, the former Mobil Europa president, who was enlisted in 1975, with chairman Sir Alastair Down from BP, to rescue Burmah from the financial rocks, is retiring.

With Down playing a non-executive role since the group got back on a more even keel in 1980, effective control will now pass to two new executives.



Johannesburg of buoyant retail demand for smaller stones, especially in the U.S. and Japan, and the running down of stocks at the cutting centres (which Mr Ogilvie Thompson estimates at "up to 45 per cent from the peak").

But the investment demand is going to pick up until interest rates fall and the recession lifts. It is thought that 60 per cent of present production is being held back from the market.

World capacity is something like 45m carats, of which about one-fifth is gem diamonds. Sir Ernest Oppenheimer realised in the 1920s that De Beers needed to control production outside South Africa, and he inhibited "Diamond Coast" of Namibia (South-West Africa), produces high-quality alluvial stones, but there is a very large political question-mark over the future.

Men & Matters

Buttressed up

The many detractors of the Social Democratic Party will soon have to stop labelling it the "media party". Secret documents have come to light which show that the SDP regards journalists with the same mixture of fear and loathing as the older political parties do.

The Social Democrats are holding a conference on trade unions tomorrow, which is expected to discuss all the good and sensible measures they will visit upon the unions when they are swept into power.

Trouble is, there are (dare I say it?) tiny slivers of differences of view on the issue. Some, with balance, favour statutory incomes policies; others, on balance, think the idea totally lunatic. Similar divergences on elections of union executives and general secretaries, on the role of Acas and on inter-union disputes are also emerging.

With this in mind, party members interested in union affairs were circulated last month with details of the conference by Ben Stoneham, chairman of Camden SDP. Stoneham's letter contained the following gem: "We felt it was inevitable that the press will attend, so we should not attempt to prevent them, but any press release drawing attention to the conference will not go out of its way to attract too many."

Since the letter was sent out, however, the line of grudging acquiescence in the presence of the Press has given way to a stricter dictat. My reporter who rang the SDP bunker yesterday was told that Press attendance would be limited to the opening speech by William Rodgers, the fraternal delegate from the Gang of Four, who will open the conference. All other sessions — on incomes policy, legal restrictions on union activity, immunities — are closed.

Davy's choice

Sir John Buckley, everybody's idea of the upright British gentleman, admits it would have been a suitable seal on Davy Corporation's international ambitions if his successor as chairman had been non-British.

Flying nurses

With the failure of the Right of Reply campaign, trade unions too appear to be changing their tactics to get a "fair hearing" in the capitalist Press.

Aiming at the well-known sexism of Fleet Street labour editors, the National Union of Public Employees has selected some of its prettiest and most articulate nurses to form a Fleet Street flying platoon.

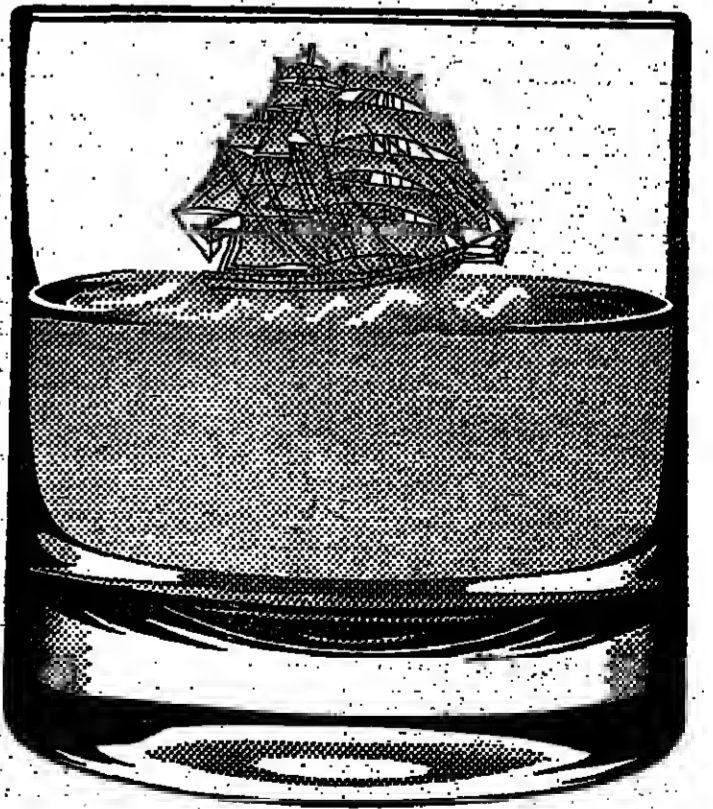
The nurses, along with NUPE official Jeremy Corbyn, will today be calling on the Sunday Times, the Daily Telegraph and the Daily Express to present their case.

The visit is planned to coincide with today's second 24-hour national stoppage by health service workers but has also been provoked by what a NUPE spokesman describes as anti-NUPE memos emanating from senior management on two quality papers.

Burmah command

Another change of command at Burmah Oil tomorrow. Chief executive Stanley Wilson, the former Mobil Europa president, who was enlisted in 1975, with chairman Sir Alastair Down from BP, to rescue Burmah from the financial rocks, is retiring.

Cutty Sark Scotch Whisky



Quality without compromise. I know that Sir Michael Edwards has been cutting BL down to size but it comes as a bit of a shock to discover that when the Austin Rover headquarters at Bickenhill, Birmingham, goes up for sale next month, the public relations department will leave the grandly named International House and set up shop at Coventry in Ivy Cottage.

Observer

FINANCIAL TIMES SURVEY

Friday June 4, 1982

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Editorial production: Mike Smith
Design: Philip Hunt

International Property

International recession has finally caught up with the property market. The gap between supply and demand of buildings is affecting rents, capital values and the attitude of investors. But, although investors are looking elsewhere to put some of their money, the signs are that their over-riding attitude towards bricks and mortar should remain intact.

Richard Ellis Worldwide Instructions

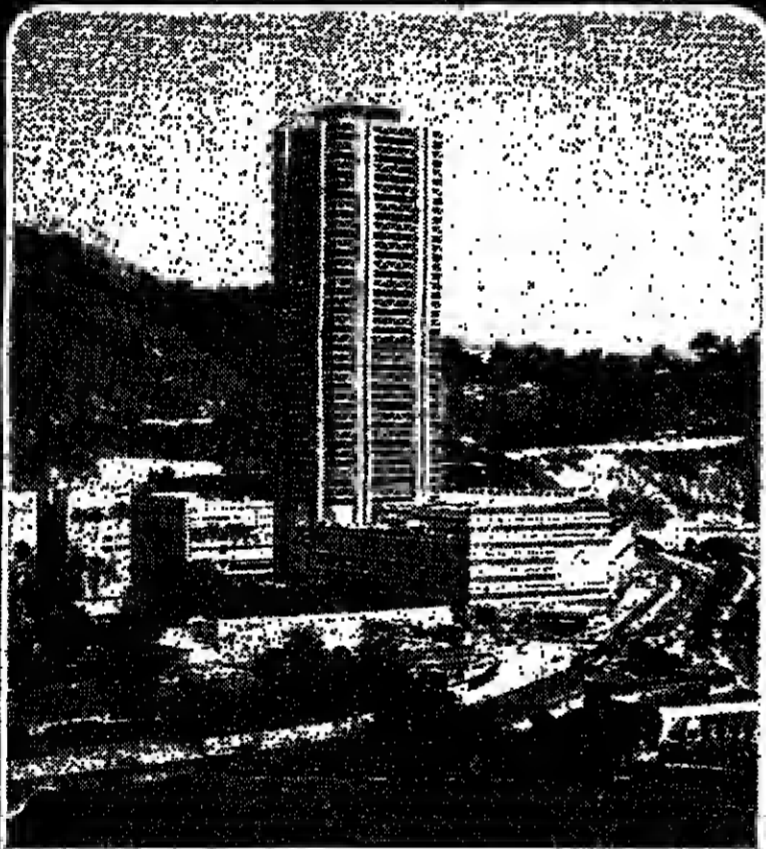


Manchester
UNITED KINGDOM

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36,000 sq.ft. (3,344m²)

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BRAZIL

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TO LET
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Madrid
SPAIN

Centro 23, Paseo de la Castellana, 91 Madrid. Luxury air-conditioned office building located on the Castellana boundary of Azca. Offices remaining 60,441 sq.ft. (5,615m²)

TO LET
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Hong Kong
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TO LET
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Johannesburg
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TO LET
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UNITED KINGDOM

Wellington House. A magnificent air-conditioned office building finished to high specification. Situated close to Waterloo main line station. Offices 124,000 sq.ft. (11,520m²)

TO LET
Contact London Office.



The Hague
HOLLAND

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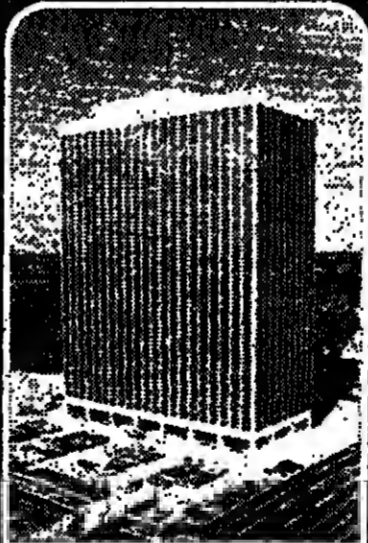
TO LET
Contact Amsterdam Office.



Rio de Janeiro
BRAZIL

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TO LET
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Houston
U.S.A.

Ben Franklin Savings, Texas. Twenty-storey office tower fully air-conditioned ideally situated on western edge of commercial centre. Offices 378,000 sq.ft. (35,117m²)

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Avenue Louise 489. A prestigious office building situated in the well known Avenue Louise business area of Brussels, next to the IIT

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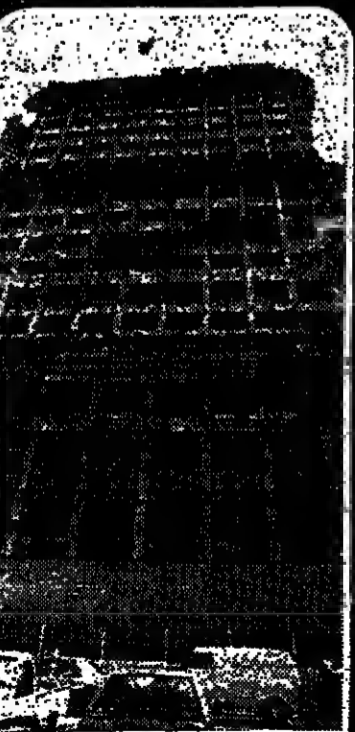
TO LET
Contact Brussels Office.



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U.S.A.

Paces 75, Georgia. Garden office park, located near Atlanta, the transportation, financial and administrative centre of Southeastern U.S.A. Excellent accessibility by major highways. Offices 85,000 sq.ft. (7,897m²)

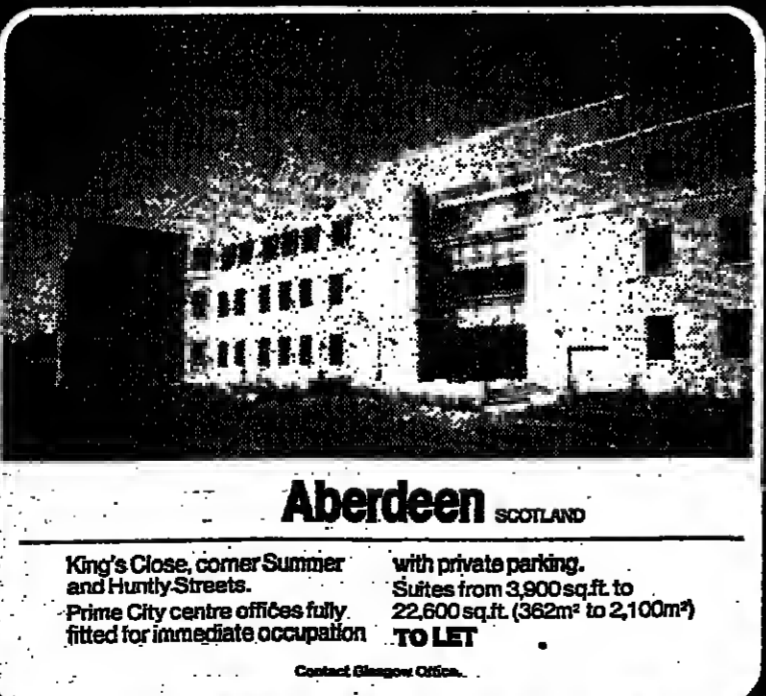
FOR SALE
Contact Atlanta Office.



Singapore
FAREAST

Hongkong Bank Building, Singapore. Located in the prime financial and business district of Singapore, this 20 storey office building includes 5,000 sq.ft. (465m²) of banking hall and 54 basement car parking spaces. Offices 183,000 sq.ft. (17,000m²)

TO LET available Autumn 1982
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SCOTLAND

King's Close, corner Summer and Huntly Streets. Prime City centre offices fully fitted for immediate occupation with private parking. Suites from 3,900 sq.ft. to 22,600 sq.ft. (362m² to 2,100m²)

TO LET
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Houston
U.S.A.

Ben Franklin Savings, Texas. Twenty-storey office tower fully air-conditioned ideally situated on western edge of commercial centre. Offices 378,000 sq.ft. (35,117m²)

TO LET
Contact Houston Office.



Amsterdam
HOLLAND

Weteringschans 165. New office development providing all the latest amenities. Situated in the financial centre of Amsterdam. Total Office area 30,000 sq.ft. (2,800m²)

TO LET
Contact Amsterdam Office.



Melbourne
AUSTRALIA

State Bank Centre, corner Bourke and Elizabeth Streets. Luxury air-conditioned head office building plus two shopping levels. Parking for 233 cars. Offices 556,226 sq.ft. (51,675m²) Shops 30,139 sq.ft. (280m²)

FOR LEASE
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9th Floor, 80 Collins Street, Melbourne, Victoria 3002
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Telex: 31362

York House, York Street, Manchester M2 0WL, England
Telephone: 061-236 9335
Telex: 667359

Avenue des Arts 39, Rue Nord, 5-1040 Brussels, Belgium
Telephone: 5133-37
Telex: 19091

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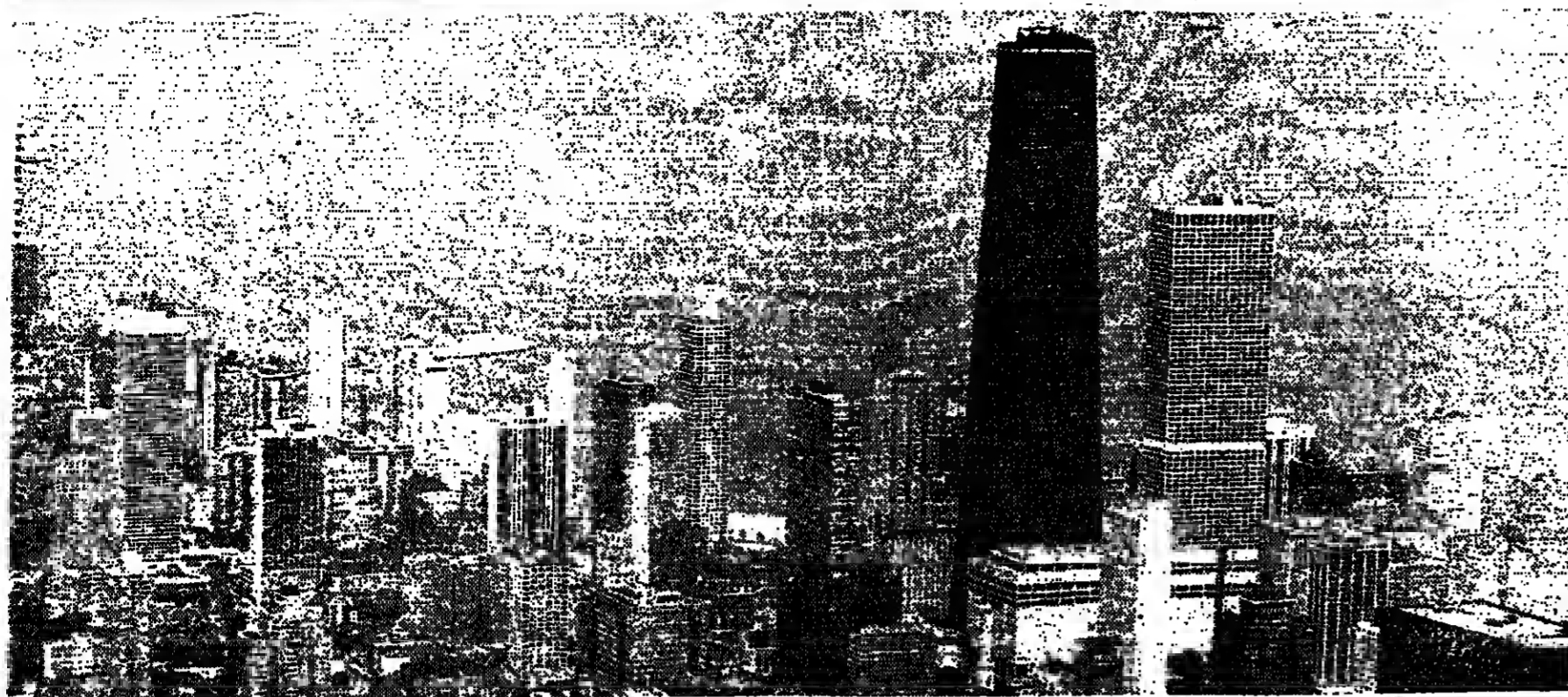
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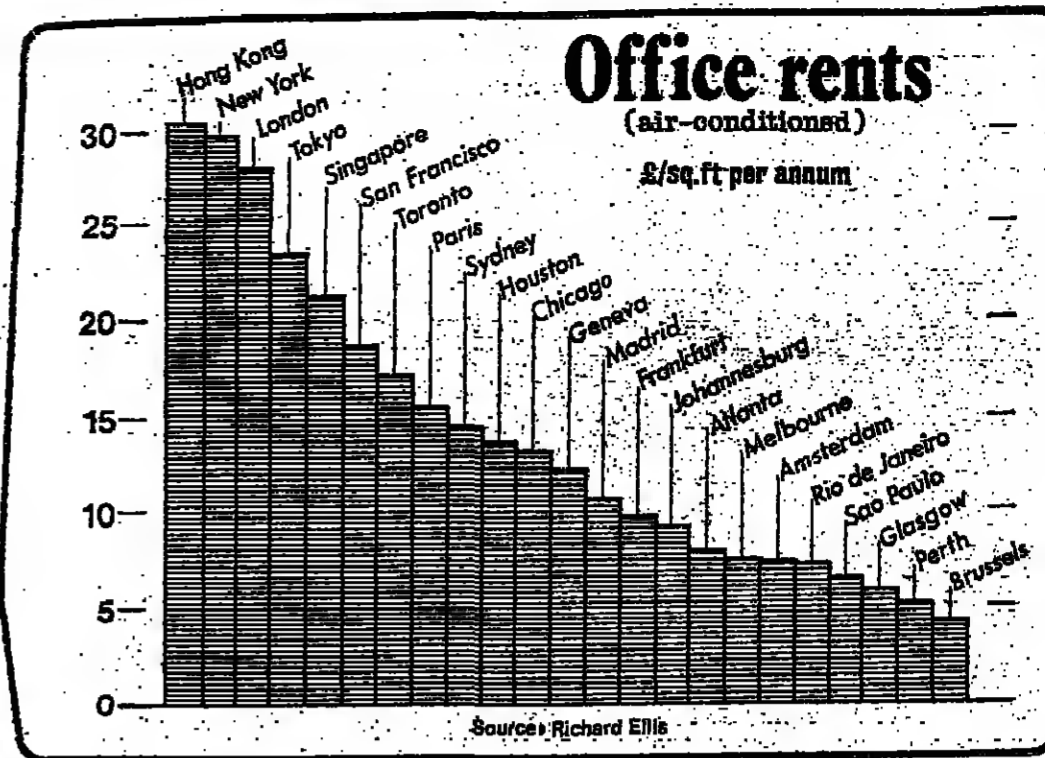
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INTERNATIONAL PROPERTY II



Chicago: rents here have actually declined in recent months according to Richard Ellis Research



Investors reconsider priorities as space demand falls

BY MICHAEL CASSELL

AN EXAMINATION of the world's most important commercial property markets leads to the inescapable conclusion that they have finally been overtaken by the international economic recession.

With few exceptions, the pattern looks broadly the same. Demand for space, on which the market thrives or falls, has been declining in the wake of the worldwide shake-out which has hit domestic and international trade, and thrown space-takers of all types into a period of uncertainty and retrenchment.

The problem is that property development cannot be turned on and off as quickly as board-room confidence. The resulting gap between supply and demand creates weaknesses which penetrate all aspects of the market place, affecting rents, capital values and—just as importantly—the attitudes of those whose investment in property provides the essential flow of working finance.

There has, in some markets, been a perceptible cooling on the part of investors for property, where returns have looked increasingly suspect in relation to alternative forms of investment.

Those who treat property as a serious, long-term investment

options are now reconsidering their investment priorities. There is at least some evidence that their previous determination to maintain present exposure levels to property may now soften, though their overriding attitude towards this particular sector should remain intact.

For the person whose perception of property is based solely on its ability to provide a quick profit—the purely speculative operator who trades in buildings as he may trade in any other commodity—the general environment now looks distinctly disadvantageous.

Property traders around the world have found themselves left facing high volumes of empty space and even higher interest rates, with few prospects of being able to overcome their problems in the time-scale which their finances allow. There has been the classic mistake of keeping all eyes on potential profits but losing sight of the state of prevailing demand.

How international property markets are faring, and what sort of medium-term prospects they can expect, depends largely on just how out of touch they had become by the time recessionary forces really began to bite.

Some markets are now left with daunting surpluses of commercial floorspace which represent a legacy of hectic development activity and provide a sobering reminder of the worst manifestations of over-enthusiasm. Those markets which are holding up better under recessionary pressures are those where the supply-demand equation has not strayed too far out of line.

Excesses

It seems clear that, as a result of the differing degrees of oversupply, the speed at which international property markets recover will be largely determined by the excesses into which they were tempted.

The shake-out has, not surprisingly, had a profound effect on the attitudes of investors and tenants towards property. The space user has become more inclined towards taking well-located, modern, high-quality space (though bargain hunters have kept many elements of the secondary market alive and kicking) and to pay more attention to the quality of the landlord.

For their part, investors have again showed themselves even more reluctant to stray from

the prime path and to stick to what they know best, even if the initial returns seem a little hard to justify.

The prevailing mood of uncertainty has also affected property investor's approach to the question of cross-border activities. In Europe and parts of the Far East, in particular, investors have been anxious to step up their overseas properties—reflecting both a paucity of domestic opportunities and a natural desire to spread their portfolio risk.

Perhaps the United States provides the best illustration of how the potential investor looking for opportunities can blow hot and cold. The flow of investment finance from several parts of the world into American real estate has been rising sharply over the past two or three years (though it still represents a minor part of total U.S. real estate investment).

By 1981, the allocation of a proportion of investment funds to American commercial property holdings had become a prime objective for many institutional investors, a fashion underpinned by the market's growth potential, long-term stability, attractive yields and the relatively (though rapidly increasing) level of participa-

tion by the U.S. institutions themselves.

The rush to invest has encompassed large, small and syndicated investors alike and the targets of their attention have ranged from individual properties to stakes in potentially safer, though less exciting, real estate investment trusts. Property development companies have themselves been scouting around and, in a growing number of cases, taking the plunge.

Now, however, the climate has changed and medium-term doubts about the strength of several major U.S. property markets are now being increasingly aired. Investment yields have been rising as the growing band of institutional investors demand higher returns than those available from other investment options.

In some centres, demand for accommodation now well outstrips supply and the prospects for rental growth look poor. Major foreign investors in the American market—drawn

largely from Canada, Britain, Holland, West Germany and Japan—are more cautiously becoming still more cautious.

There are also fears that some of the less experienced overseas investors wishing to establish a U.S. real estate presence may be falling victim to those better acquainted with local conditions who are, as a result, arranging some highly questionable deals. There is apparently one reasonably sized UK fund which has managed to buy itself a shopping mall but, somehow, left the surrounding car parks out of the transaction.

Questionable

Some developers in the U.S. are being caught out by high interest rates. Schemes have been financed on the basis of open-ended construction loans, with the expectation that interest rates would fall and permanent financing would become available on comple-

tion. In the absence of a fall however, some companies are having to make forced sales or forward sell to obtain mixed-rate financing. The net result is that there could be some bargains—as well as bad buys—on the market.

Despite the immediate problems, few people doubt the strength of the American market and that it will continue to represent a major focus for attention on the international property scene.

In the same way, it seems inconceivable that other major centres like London and Hong Kong will not, over the longer term, remain in the forefront of property investment and development activity. It is a measure of the extent of the present international recession that even Hong Kong, one of the world's most volatile but potentially rewarding property markets, is facing substantial difficulties.

The frenetic pace of development, largely inspired by the

type of speculative forces that have made Hong Kong what it is, has for the time being created an oversupply which could take several years to swallow up. Only those whose recent investment and development programmes have been conducted with care and carried out with sensible financing could be around to take advantage of the next upturn (though no doubt a fresh generation of property developers/traders will emerge).

In Europe the general pattern has been one of almost uniform caution, though previous unhappy experiences have ensured that most markets have not found themselves too exposed to space surpluses.

The global picture is likely to remain the same, as long as high interest rates prevail and business confidence remains weak. Commercial property is an integral element of the international economy. Only when the economy resumes a growth path will property's own prospect take a turn for the better.

Inflation and recession in the West hold back confidence

THE LATEST survey of world rental levels produced by Richard Ellis excludes one major office centre which appeared on the firms table last year—Buenos Aires.

Mr John Orton, Ellis research chief, points out however that Buenos Aires was taken out of its selection in January of this year, long before the Argentine invaded the Falklands Islands.

There was no question here of Ellis being jingoistic—or clairvoyant for that matter. Mr David Robinson, who specialises on overseas markets for Richard Ellis, says that the Buenos Aires market has been in a state of chaos since about March 1981, when very substantial devaluations started to occur.

With the peso rate falling between January 1981 and now to about only one-seventh of its starting value against the U.S. dollar, the market was thrown completely. As a result, Ellis sees no definite point of recovery in that market to make any statement as to what rents really are.

Currency fluctuations, of course, are a huge barrier in making any sort of international analytical comparisons. Still, in South America, Brazil has an inflation rate in excess of 100 per cent per annum, complicated further by local "monetary correction" and externally by cruzeiro devaluation.

What can be said sensibly about Brazil is that between the two main centres, Rio de Janeiro and São Paulo, rents have improved in the latter in relation to Rio. This, says John Robinson, is a direct result of oversupply in Rio, whereas in São Paulo the market is in balance.

For the record, however, São Paulo is a market defined by local demand and the apparent rise in local currency terms comes back to about level pegging when the real value of money is considered. Inflation there is such a factor, says David Robinson, that people are "buying rents" as a speculation—renting, letting the property lie vacant, and hoping to sublet at a much higher rent at a later stage.

Currency speculation and its allied options have no need to take such strange paths on the North American continent, especially in Chicago with its financial futures market. The windy city, however, has another claim to fame: after a rise in rents from \$20 a square foot in January 1981 to \$32 a square foot a year later, Ellis says there has been a decline to \$30 per square foot by this May. It is a signal occasion, anywhere, when surveyors will admit that prime rents are actually going down.

As usual, the reasons are strictly conventional. There is

oversupply now in Chicago and the accommodation market is beginning to soften.

Putting this in perspective, the U.S. office market has had a lot of rental growth to absorb in recent years. New York has seen levels more than doubling, from \$29 to \$60 a square foot since January 1980. The same applies to Chicago and San Francisco.

Ellis note that rental performance in Europe and North America has been hit by the recession, whereas it has gone extremely well in South East Asia and Australia where the Pacific Basin economies have performed well.

Prime returns in Hong Kong they say, rose 60 per cent in the two years to this January while in Sydney the rise was two-thirds. In some other areas, Ellis is inclined to caution on the interpretation of the figures. One reason for producing a report like this is to inform potential investors but, as John Orton emphasises, an investment market needs an accommodation market as a base.

In Tokyo, Ellis note, only a small proportion of offices is rented. Owner-occupation is the norm and where spaces are rented, landlords have invariably required a very substantial deposit in addition to rent. In

this situation, they say, a market in office accommodation is only just emerging and a view on rental levels and occupancy costs is "very approximate".

In Hong Kong, the market exists and thrives—or does it? Observers say that the property market there is now facing a

Residential property is an important part of the Hong Kong real estate market and rents there are estimated to have fallen by 20 to 30 per cent from the over-ambitious levels which developers had set.

In Europe, meanwhile, the theme of recession is widespread. Reflecting this, rentals have been virtually static even in the recently more popular centres, says Ellis. They instance Madrid, where rents doubled from Ptas 750 to Ptas 1,500 in the past six years but have now levelled off.

At the other end of the scale is the Brussels lettings market, dominated by British estate agents who have regularly forecast that rents and property values, having languished during the middle and late 1970s, are poised to enjoy a period of solid growth. Here, at least, there is some evidence for hoping that the cycle has come to an end.

In England and Wales, there have been quite diverse patterns of rents between central and peripheral areas. These differences have become more marked in recent years. Observers take the view that this diversity will be a continuing feature of the market as the UK economy shifts out of bottom gear.

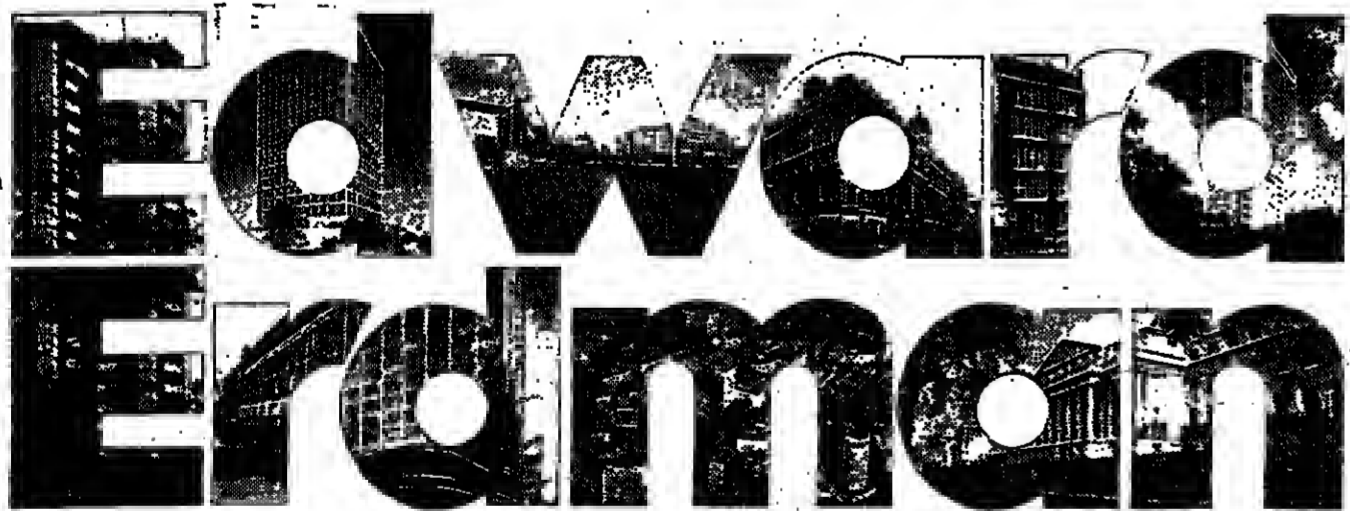
World rental levels

WILLIAM COCHRANE

WORLD OFFICE RENTAL LEVELS (£s per square foot pa)

	Suite of 5,000 sq ft. Highest standard with air conditioning	Suite of 5,000 sq ft. Reasonable standard	Additional charge for services %	Additional charge for rates/property tax %	Period of rent review	Indexation
London	£28.00	£17.00	15	35	5 years	None
Glasgow	£6.00	£5.00	20	65	5 years	None
Brussels	£4.25	£3.62	30	15	3 years	Annual
Paris	£15.53	£11.99	20	5	3 years	Annual
Amsterdam	£7.52	£5.37	20	0.5	5/10 years	Annual
Frankfurt	£9.70	£8.24	20	—	5/10 years	Annual
Madrid	£10.55	£7.01	15	2	3 years	Annual
Geneva	£12.17	£9.39	10	—	3/5/10 years	Annual
New York	£29.89	£20.00	10	10	5 years	None
Chicago	£13.07	£8.08	20	10	5 years	None
Atlanta	£8.07	£5.85	20	7	5 years	None
San Francisco	£18.38	£11.91	12.5	5	5 years	None
Houston	£13.70	£12.65	15	5	5 years	None
Toronto	£17.12	£11.56	—	—	5 years	None
Sao Paulo	£6.59	£4.07	—	5	5 years	Half yearly
Rio de Janeiro	£7.50	£4.04	30	5	5 years	Half yearly
Singapore	£21.06	£15.26	10	25	3 years	None
Hong Kong	£30.58	£18.41	10	16	3 years	None
Tokyo	£23.31	£12.89	—	—	2 years	None
Johannesburg	£9.24	£6.93	15	—	5 years	Escalation 8% pa
Melbourne	£7.76	£5.76	20	10	3 years	None
Sydney	£14.41	£8.23	15	5	3 years	None
Perth	£6.08	£4.12	20	12.5	3 years	None

Source: Richard Ellis Research.

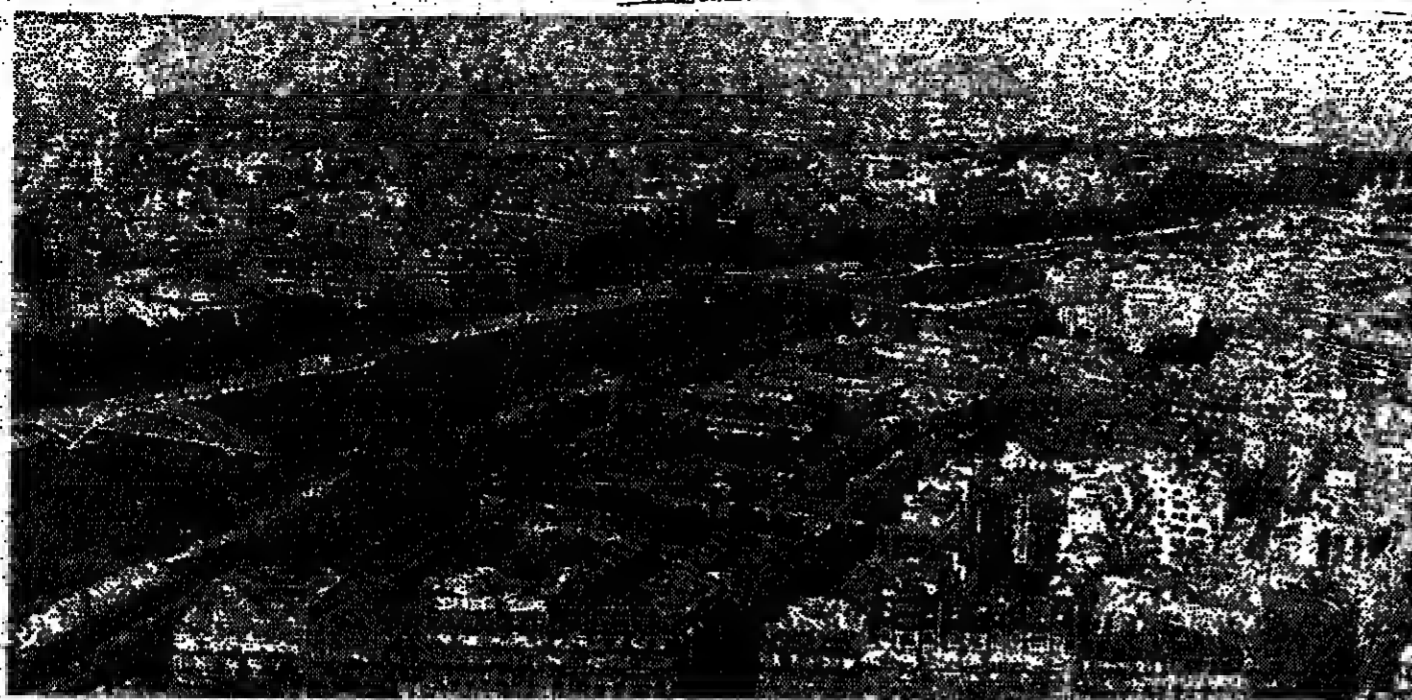


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INTERNATIONAL PROPERTY III



Paris: Limited space and increasing rents are likely to force companies to leave the centre in future

Rental prospects look brighter in Paris

WITH ONLY 351,000 square metres of new and refurbished office space at any size immediately available in the Paris region at the beginning of this year compared to over 1m sq metres of such space due to be completed in 1982 outside the La Defense business complex, rental prospects on the Paris market look bright. In recent years demand for such space has recently been running at about 300,000 sq metres a year.

According to the French body Institut d'Aménagement et d'Urbanisme de Région d'Ile-de-France (IAURIF), there was only 34,000 sq metres of new office space in central Paris at the beginning of this year and only 60,000 in the Hauts-de-Seine where La Defense is situated. In the city centre it is now almost impossible to find any offices covering more than 2,000 sq metres and, although another 500,000 sq metres are still due for completion at La Defense, only a third is now left for sale or letting.

Such a tightening might be expected to drive up rents, open up new opportunities in the suburbs and the new towns and attract new investors, but the arrival of a socialist government and high interest rates hit what had been until then a fairly buoyant market.

In the letting market many companies postponed decisions until the situation became clearer, while investors adopted a more cautious stance. Many foreigners pulled out altogether, insurance companies went for high-interest bonds rather than property and some pension funds left their assets to keep some of their funds liquid. But industry cannot put off decisions indefinitely. Companies that are expanding need bigger premises, those that are doing badly will be looking for lower rents—rationalisation programmes often involve office movements. According to Jean-Claude Bourdais, of Societe

Bourdais, it was this climate of change within French industry which assured that in the end the Paris letting market was even more active than in 1981, itself the best year since 1976. Bourdais, who includes office space of under 1,000 sq metres in his figures as well as space which is not immediately available, claims 775,000 sq metres was marketed in the Paris region last year compared to 725,000 the year before.

Mr Stephen Spratt of Richard Ellis agrees that the agency market is going well and claims to be doing even better this year than last. But he finds the investment market is still not

Mr Robert Lipscomb of Jones Lang Wootton, who also claims to be "busier than ever," believes the new towns are the only places where one can really develop now. After citing Credit Agricole's decision to move its headquarters to St Quentin-en-Yvelines, he notes that his company is working on a 20,000 sq metres new town project.

A sign of how easy it is to let high quality accommodation in central areas has been Weatherall's success in letting the Elysees 26 offices in the Champs Elysees at rents of as much as FFr 1,900 (£175) a sq metre. All the shops and two-thirds of the offices have now been let.

Even at La Defense the latest office space coming on to the market is fetching as much as FFr 1,250 a sq metre. According to Mr Spratt, only about 30,000 sq metres is now available for letting or sale out of around 200,000 sq metres due to be completed during the next two years; of the remaining 325,000 square metres, only 140,000 will be available. Rents for the original tower blocks are around FFr 700 but you have to add another FFr 400 for services. The new buildings, with a FFr 950 or more but services are only around FFr 200.

In so far as companies will now be increasingly obliged to leave the centre of Paris and the western suburbs, because of the limited availability of space, the difficulty of obtaining the necessary permits and the anticipated rise in rents, the question is whether they will now move to the less favoured suburbs, to the new towns or even to the provinces.

If last year is any indication, the new towns look like doing better than areas such as Seine Saint-Denis with a record 64,000 sq metres of space marketed compared to only 23,000 and only 59,000 still available compared to 138,000. Until recently Evry and

PARIS-PRIME OFFICE RENTS AND YIELDS

	FFr per sq metre	Yields
1972	850	8
1973	875	7.5
1974	900	8.5
1975	950	8.5
1976	950	8.5
1977	950	8.0
1978	950	7.5
1979	1000	7.0
1980	1100	6.25
1981	1200	5.50
1982	1300	6.25

Source: Jones, Lang Wootton

Marne la Vallée were doing much less well than St Quentin and Cergy Pontoise but there are signs that even the less favoured new towns are now attracting interest.

The Government is hoping to switch demand towards the eastern suburbs by sharply raising the development tax on schemes to the west but it is doubtful whether this will be enough to compensate higher company taxes, poor transport systems and the reluctance of management to commute eastwards.

Estate agents are expecting to obtain a sharp increase in demand for office space in the Paris region as a result of the Government's decision to hire more civil servants and reorganise ministries. The reduction of the working week and earlier retirement can also only lead to greater office requirements in general. How much of this extra office demand will occur in the Paris region depends on how successful the Government is in pushing through its ambitious decentralisation policy. If the provinces really do assume some of the responsibilities currently enjoyed by the capital, the provincial office market could at last take off.

France

MICHAEL PARROTT

up to the pre-election levels, even if it is better than it was six months ago.

According to Bourdais, the investment market has only just started picking up, though people are trying to obtain slightly higher yields. Whereas two months ago, investment activity was only about 15 per cent of what it was before the elections, it is now back to around 35 per cent, he claims. If foreign investors remain wary of entering the market because of a possible Franc devaluation, institutions are cautiously moving back into property. Among them are the recently nationalised banks such as Paribas and Saes, which are very strong in the property field.

As an indication of the pick up in the market, Mr Spratt cites a building in Place Vendôme, being marketed by Richard Ellis and Jones Lang Wootton, which looks like getting a good price, and recent deals in the new towns.

Price recovery brings bloom to estate agents' cheeks

DUTCH PROPERTY developers have something to smile about this year. A stabilisation of prices has at last arrived and there are even signs of a modest, if patchy, advance.

Last year the economic recession, accompanied by falling productivity, a weakening in consumer expenditure and a lower level of commercial investment, led to a reduction in demand by potential renters. Today, although the recession is, if anything, deeper, some of the slack has been taken up and there has been a revival of interest in the more attractive developments.

Capital values have begun to move upwards again, aided by a fall in interest rates, and clients are once more sniffing out bargains.

Amsterdam, traditionally the heart of Dutch banking and insurance, has not yet given way completely to its projected melange of cafe society and squatters. The Hague's city centre now commands the highest rents in Holland. Rotterdam is recovering from the office glut of the 1970s. And Utrecht, slap in the middle of the Randstad, is on the verge of a boom.

It should not be imagined, as a result of this improvement, that all is now rosy in the garden. But at least there is a bloom in the estate agents' cheeks again and there are indications of a real return on investment.

Amsterdam's position, is least changed. The centre of the city, bounded by the inner ring of canals, continues to decline in terms of office rentals. Parking is now a dilemma and squatters are maintaining their predatory watch on all vacant buildings.

The decline has, however, been slowed by the recession, which, ironically, has obliged major banks, like AMRO, to postpone or abandon their plans for an expensive move to the suburbs.

Gradually, however, the transition is being made, leaving one of Europe's most beautiful urban centres at risk of molestation or—just possibly—open to sensible refurbishment for use by its underhoused inhabitants.

Elsewhere in the city, the picture is brighter, with major developments taking place in smart suburbs like Buitenveldert and Zuid Amsterdam and in the technically separate borough of Amstelveen. Rents in Buitenveldert are now as much as FFr 257 (£29) per sq m and supplies of new offices are limited, causing prices to rise. This compares with rents between FFr 220 and FFr 250 per sq m in the centre, which nevertheless can still hit the FFr 300 mark for prime sites in the Weering Schans development. This scheme is being managed by Gooch and Wagstaff.

One of the most impressive developments of all—managed by Jones Lang Wootton and Jacobs Reccort—is the Holendracht Centre in south-east Amsterdam. This 30,000 sq m project, owned by Westland Utrecht, is due for completion in June and has some of the most sophisticated facilities this side of the Atlantic.

One of its intriguing features, drawing architects and potential renters from all over Europe, is the computerised energy control system, which permits each unit to be separately heated and cooled, with centralised monitoring of energy use and costs.

It is understood that one of the big Dutch banks will be a prime client here. Even the Dutch Central Bank has expressed interest.

In Rotterdam, the problem has been to rent out the enormous volumes of office space created by the building boom of the 1970s. Two years ago, the city authorities ruled that no further offices could be built

Netherlands

WALTER ELLIS

In the city before 1985 and gradually the excess has been whittled down so that today there are even indications of a shortage beginning. Oil companies, multinationals and shippers continue to prefer Rotterdam as a base and prices here too are showing long-awaited signs of movement.

One problem with Rotterdam has been the high cost of protecting empty buildings. Squatters are a problem in the world's largest port-city and developers have spent large sums of money in the past two years keeping their buildings free from unlawful occupation. They will want at least some of this money back in rent.

Possibly the most lucrative location of all at present is The Hague—a dull city but with a certain elegance and possessing the most potent commercial attraction of all: Government.

Rents in the centre of The Hague are the most costly in the Netherlands. They exceed FFr 350 per square metre for

favoured sites. The fact that the Government is now renting more space than it is building for its own activities helps, as does the postponement of many planned withdrawals of major ministries to the provinces.

In the suburbs of the city, one complex, to be built for Shell, will have a total capacity of 80,000 sq m, half of which is to be rented out by Jones Lang and Wootton.

Coming up fastest of all is Utrecht, a stately town with little of the social unrest of Amsterdam and more lively than The Hague. Some analysts think it could be the most interesting market of all within five years or so, and rents in the area have already reached FFr 350 per sq m.

Utrecht is in the middle of industrial Holland, close to the other three big centres and to Schiphol airport. It could well prove the location of the future.

Elsewhere, Eindhoven (home of Philips), Diemen and Almere (both near Amsterdam) and Haarlem are active markets. The Netherlands' excellent communications making few sites truly remote.

While prices are steady in most cases and rising in some, the present mini-boom in construction could come to an end next year if the Government goes ahead with a mooted withdrawal of premiums for building and refurbishment.

Interest rates are expected to fall again soon, and mortgage rates are down to 10 per cent after recent levels of as much as 15 per cent. If finance becomes readily available only for supplies to dry up, rents could hit the roof. That might bring a glint to the estate agents' eyes but it would do little to stabilise commercial costs.

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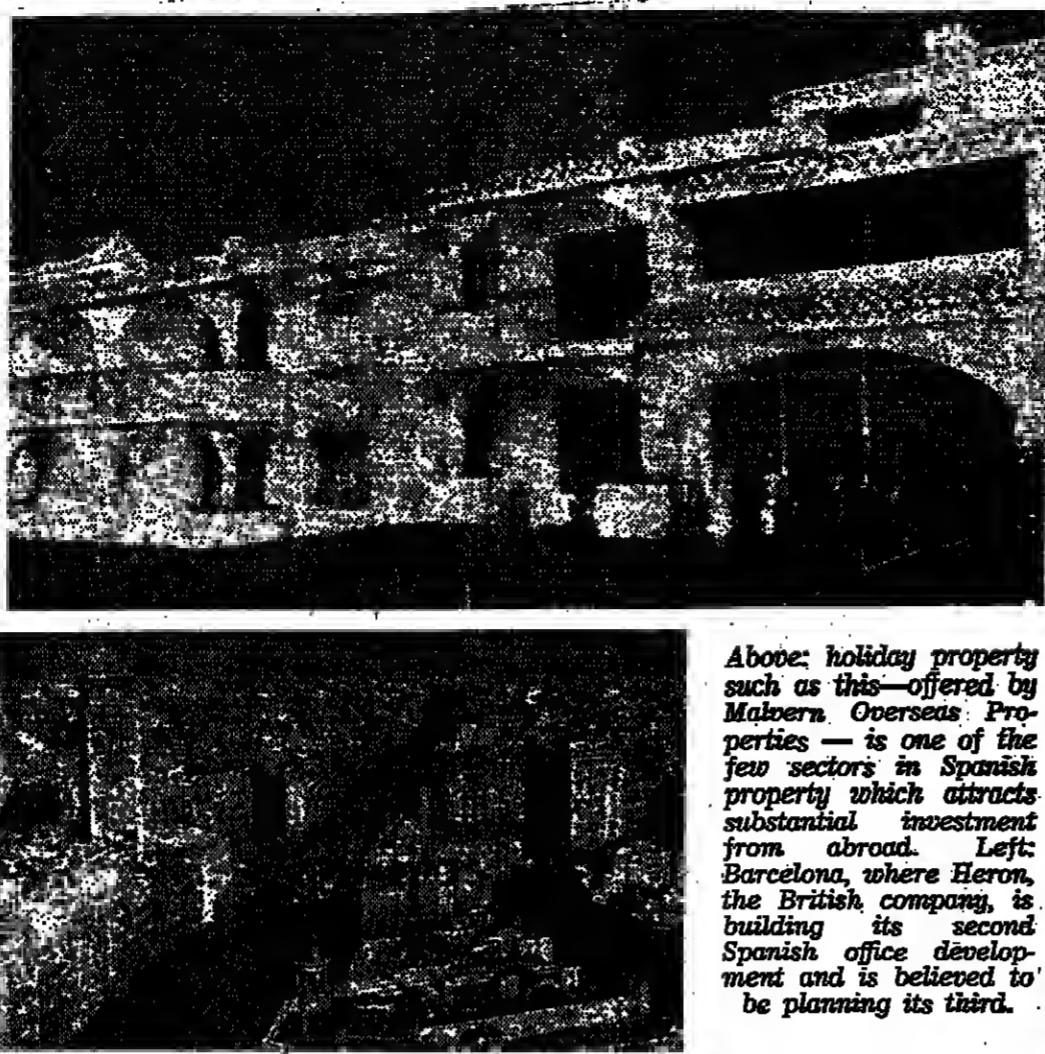
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Above: holiday property such as this—offered by *Maiborn Overseas Properties*—is one of the few sectors in Spanish property which attracts substantial investment from abroad. Left: Barcelona, where Heron, the British company, is building its second Spanish office development and is believed to be planning its third.

Overseas investors still shy in Madrid

THE MADRID office market has held few attractions for international investors. Signboards outside the capital's main office buildings may display most of the internationally famous names of commerce and finance but the landlords of the buildings are ostensibly Spanish.

Long-term property investors remain suspicious of Spain's fledgling and fragile democracy—yet the test as recently as February last year when a group of senior army officers staged an attempted coup.

The failure of the coup was largely due to the intervention of King Juan Carlos, who with great skill and determination, has guided Spain's tentative steps towards democracy in the six years since Franco's death. The fact that the coup was attempted, however, reflects the deep divide that remains in

Spanish politics and which continues to threaten the country's economic stability.

It is not surprising therefore that international investment has not featured strongly in the developments of the Spanish property market—apart from in the successful hotel and leisure sector. The impact of the property crash in the mid-1970s has also dissuaded new overseas investment in commercial property.

One of the few British developers to venture into the Spanish office market has been Bovis. The company last year sold its 97,000 sq ft office building in Jose Abascal in the centre of Madrid for Pta. 850m. The block, acquired by Bovis in 1974, was bought by Maria Madrileña Antonovileza, a Spanish insurance company.

Other British companies with experience of office investment and development in Spain are Chesterfield-Romson, Guardian Properties and Heron.

Heron is the largest of the remaining British investors in the Spanish office market. It has a 5,000 sq metres office block in Madrid's Paseo de Castellana. When completed in 1975 the building was let at Pta. 750 per square metre per month. Today the building would command a top market rent of Pta. 1,550 per square metre per month.

Last year Heron started work on its second office development in Spain: a 10,500 sq metres building in Barcelona. The group is also believed to have plans for a 25,000 sq metre office development in Barcelona.

Heron's Madrid office block occupies a prime position in the capital's main office area. According to British estate agents Richard Ellis, top office rents in this area have risen since January 1979 from Pta. 1,200 per square metre per month to Pta. 1,550 per square metre per month.

Elsewhere rental growth recently has been generally sluggish, reflecting a difficult economic climate. Outside the main office district, top rents generally range between Pta. 1,000 and Pta. 1,200 per sq metre per month. Rents for top properties to the east of the

city, and towards the airport, are no higher than Pta. 800 per sq metre per month.

Ellis says that in a number of areas 1981 was not a good year for rental growth. They say demand for less-than-prime investments substantially reduced in the face of better terms available from rival investment vehicles, particularly since "recent liberalisation of the rate of interest that banks may offer to their depositors."

As a result investment yields of well over 10 per cent are being sought on secondary property investments. Yields for prime investments, however, start at 7.5 per cent say Ellis.

The agents estimate that Madrid's total stock of offices rose last year from 2.5m sq metres to 2.8m sq metres. Of this, 380,000 sq metres was

Brussels slowly emerges from overcapacity

THE BELGIUM property market carries a low priority on the shopping lists of international investors. It is a market that promised much only to disappoint badly.

Prospects for the commercial property market have to be seen against a background of mounting national political and economic problems which have worsened throughout the late 1970s and early 1980s.

A massive surplus of office space, a legacy of the early 1970s building boom which swept across western Europe, has in recent years given prospective tenants in the main Brussels office market a wide choice of accommodation. Rents and capital values have stagnated.

Only recently have shortages of prime large new office buildings begun to appear in Brussels as oversupply has been taken up. But recovery is far from complete. International investors are unlikely to be tempted back into this market while serious doubts remain about Belgium's political and economic stability.

A recent report on the Belgian economy by the Paris based Organisation for Economic Cooperation and Development spoke of some of the "most disquieting results in the OECD area in 1981."

A series of austerity measures have recently been introduced by the new Government under Prime Minister Mr Wilfried Martens in a bid to halt the country's downward economic slide. The OECD, which has given a guarded welcome to the new economic package, does not however exaggerate the difficulties facing the four-month-old centre right coalition Government.

The key moves introduced earlier this year include:

- An 8.5 per cent devaluation of the Belgian franc.
- Changes in the traditional system of linking pay increases directly to rises in the cost of living—with the aim of reducing real wages this year by about 3 per cent.
- Plans to reduce public expenditure by about Bfr 112.5bn (£1.4bn).
- A partial price freeze on many goods and services.
- Reductions in industry's energy costs by about Bfr 3.5bn (€40m).
- Various tax concessions designed to reduce industries' costs including a two year reduction in value added tax from 17 per cent to 6 per cent for the building of new houses and for the modernisation of existing homes.

One of the most important of these measures is the partial de-indexation of wage increases. The OECD has said that this scheme should be extended into 1982. Such a move, however, would seem likely to prompt strong reactions from Belgium's trade unions.

While Belgium has some of the lowest property costs, in terms of commercial rents, of any major European economy, its high labour costs have been a distinct disadvantage in the international investment market and has inhibited tenant demand.

Two years ago Richard Ellis, British estate agents and chartered surveyors, estimated that one in 10 large foreign enterprises in Belgium had halted operations during the five years

positive things to say about the main Brussels office market. A recent study by British agents Jones Lang Wootton and the Université Catholique de Louvain illustrates how the city's stock of empty offices has gradually reduced. New large space is in increasingly short supply.

At the end of 1980 it was estimated that there was approximately 148,000 sq metres of new office accommodation vacant and available in Brussels. By the end of last year this total had reduced to 57,000 sq metres.

Some of this reduction however reflects the movement of tenants from older accommodation to better quality space. This steady movement of tenants shifting around from building to building has distorted letting trends.

This is reflected in the JLV/UCL survey which says that while the amount of new space on the market fell last year the total of empty second hand offices rose from 288,000 sq metres to 327,000 sq metres in 1981.

JLV stress however that the long term fundamentals which determine progress in the property market—the balance between supply and demand—are more soundly based than for many years.

The agents say that rents at the top end of the market for the very best space have been rising steadily if undramatically and now look set to break through the Bfr 4000 per sq metre barrier compared with the previous peak of Bfr 3,750 per sq metres in 1973.

In their latest report the agents say: "Very few possibilities now exist for medium or large units of accommodation and this has led to a shortage in the main business district of the Quartier Leopold."

As few new buildings will come on to the market in the foreseeable future the pressure on this type of accommodation will increase and almost certainly lead to an acceleration in the increasing rents which are now starting to be in evidence.

The agents may be right that there is light at the end of the tunnel but the view is rather obscured by problems facing Belgium's economy. Certainly a number of British investors which in the last 12 months finally extricated themselves from the Brussels property market are unlikely to make a quick return.

Year	RENTAL EVALUATION (Bfr per sq m)
1970	2,250-2,500
1971	2,250-2,750
1972	2,750-3,250
1973	3,000-3,750
1974	3,000-3,500
1975	2,750-3,500
1976	2,500-3,000
1977	2,500-3,000
1978	2,750-3,000
1979	2,750-3,500
1980	3,000-3,750
1981	3,000-3,500

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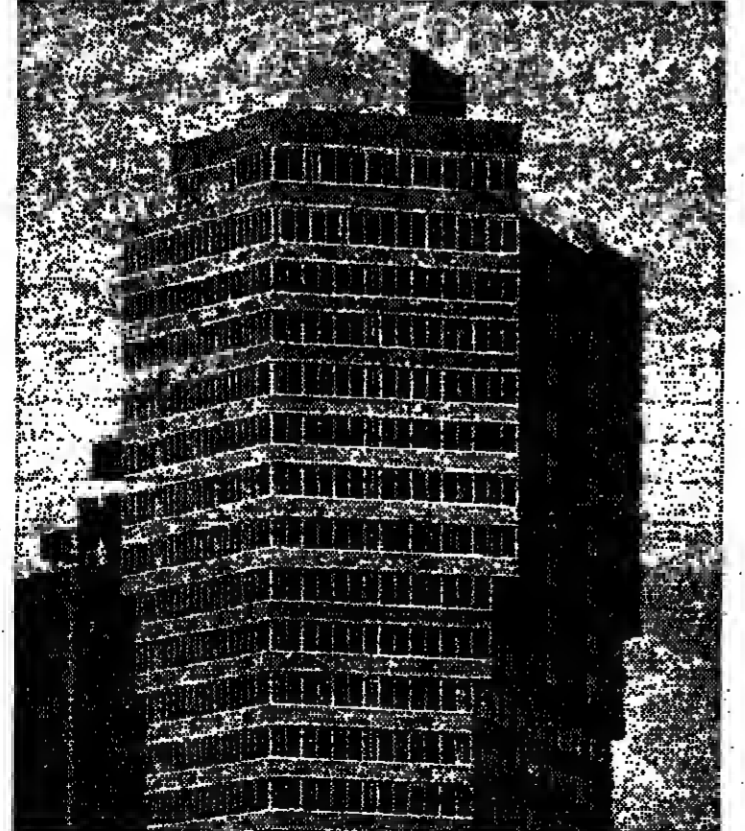
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Belgium
ANDREW TAYLOR

to 1979. This situation, which has largely affected the industrial sector, will not have improved since then.

In this climate it is not surprising that the Belgian property scene has held few attractions for international investors. Even the Dutch pension funds, until recently fairly active in Belgian property development, have deserted the market in recent months. As a result risk capital for new speculative industrial and commercial development has become even harder to find.

The Dutch funds—like their British counterparts—have showed more inclination to put their money into the North American property market. They believe their investments will be more secure there and will in the longer term earn a greater return.

Given the wide gap between building costs and the low rates of return currently available on Belgian property, it is not surprising that new building is at a low ebb. The restricted level of new investment in property is likely to continue to be dominated by local Belgian institutions.

Nonetheless there are some

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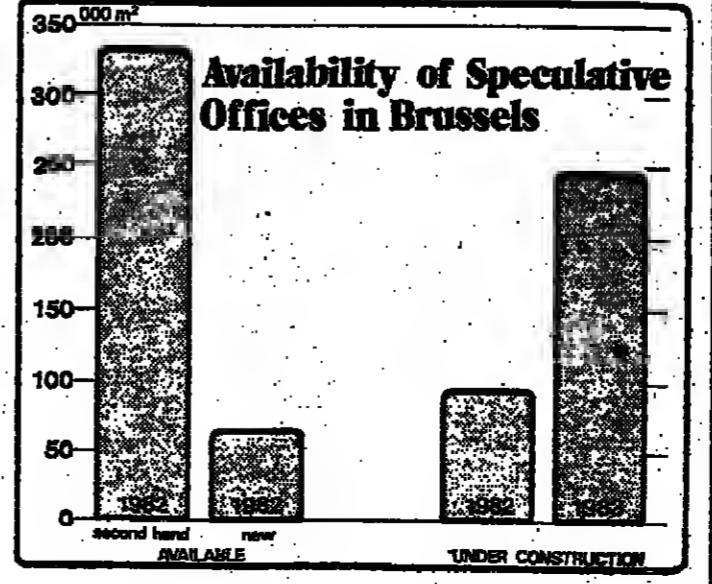
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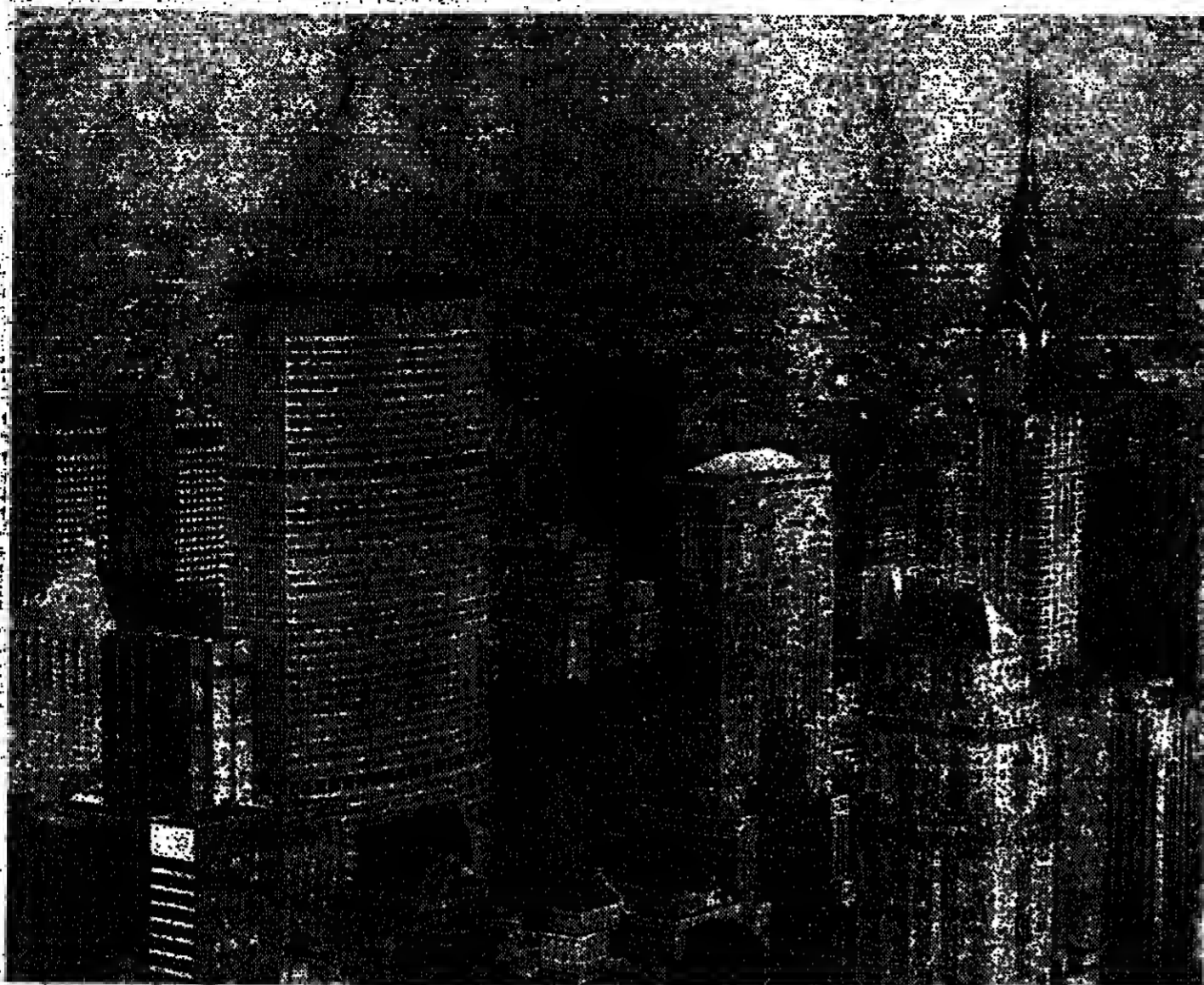
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INTERNATIONAL PROPERTY V



The Pan Am building, which was sold for a record \$400m, and the Chrysler spire (right) in midtown Manhattan. Property prices and yields have now begun to level out or even fall.

Paying the penalty of high interest rates

AFTER FOUR hectic years of soaring values and rents culminating in the sale of the Pan Am building for a record \$400m—the U.S. property market has come face to face with the unpleasant truth that good times cannot last for ever. Since the second half of last year, prices and yields have begun to level out or even fall, though deals have often been structured to disguise this fact.

The downturn can be hard to discern. Most major U.S. cities still bristle with cranes. Gleaming new office blocks sprout skyward and out in the suburbs factories grow in well-manured industrial estates.

But this is the lagging test: many of projects that were put together in the boom years and are only now reaching fruition. The number of new projects being commissioned has fallen off sharply. According to F. W. Dodge, the New York research company which compiles statistics on building activity, construction plunged last year, hitting bottom in mid-summer but not showing much sign of recovery since.

The Dodge Index, in which 1977 equals 100, fell from 128 to 98, and by this March had only made it back to 101. With in property, housing has been hit by far the weakest with non-residential construction holding up a bit better.

The single biggest culprit for the fall has been interest rates which were at record levels for most of last year and have only fallen slightly since then. The prime rate, a crucial component of building costs, hit 21 1/2 per cent and has recently steadied at the 16 1/2 per cent range. In practice, most builders must pay several percentage points more than this.

However the cost of finance as been only part of the problem. High interest rates have also squeezed the traditional mortgage makers to the point where many are now pulling out of the market—so the availability of finance has become a problem too.

Increasingly the trend is away from debt financing to equity financing and this has ensured that funds—albeit of a different kind—continue to flow. Pension funds, insurance companies and foreign investors now habitually take large stakes in real estate projects, though developers and brokers report that they have

become a little more reticent in the last few months because of the softness of the market. "Everyone likes to maintain the pretence that they are in the market because they want to see the deals. But many are really on the sidelines at the moment," says Mr Earl Reiss, president of Douglas Elliman, Knight Frank, the New York real estate firm. Mr Reiss says values started to level off before Christmas because the supply of new properties was not being absorbed so fast.

Similarly, the partnerships—public and private—that boomed in the 1970s to invest in real estate are now proliferating at a somewhat less hectic rate, though real estate finance experts believe they have

United States

DAVID LASCELLES

become an important part of the scene and will continue to grow and prosper once the market recovers.

The problems of financing real estate—even for those who already own it—were graphically underlined by recent deals in New York, still the largest market in the U.S. General Motors, which is based in Detroit but owns a new skyscraper in mid-town Manhattan, decided to try and cash in on the New York property boom by selling. It found it was too late. So instead it put together a complicated deal to extract its equity.

GM granted an option to Corporate Property Investors, an investment group which included Kuwaiti participation, to buy its building for at least \$500m in 10 years' time in exchange for what amounts to a cheap mortgage (10 per cent against the going rate of at least 15 per cent). For GM, the deal puts cash in its hand, while the investors get first shot at a prime piece of real estate.

Similarly the owners of Rockefeller Center, the largest property in Manhattan, reached an agreement with the Prudential Insurance Company to refinance part of the property—again with an option to buy at the end.

The effect of the slowing in

PRIME OFFICE RENTS			
(\$ sq. ft.)			
	1982	1981	1980
New York—Midtown	45-48	43	40
New York—Downtown	33-35	26	14
Los Angeles—Downtown	28-32	24	20
Chicago—Downtown	22-27	19.50	16
Houston—Downtown	22-27	19	16

Source: Jones Lang Wootton.

the property boom has been to make investors more choosy about yields to compensate for the smaller expected capital appreciation.

Whereas 7 per cent was considered a respectable yield at a time when values were soaring by double digits every year, investors are now seeking double digit yields. "People are looking for 10 per cent or more," said an investment official at a large U.S. insurance company which has sharply increased its real estate portfolio since the mid-1970s.

The softening of the property market has not been uniform across the U.S. of course. The market may be topping out in the "smokestack" cities but there are still signs of life in New York, the Sunbelt and California. According to Jones Lang Wootton, vacancies are near zero in San Francisco where rents are creeping up towards \$40 a sq ft for prime new space. In Los Angeles, vacancies are less than 1 per cent, the firm says, with rents topping \$34 a sq ft. Demand is also strong in Texas.

In New York, the Canadian firm of Olympia and York has also just embarked on its huge Battery Park City project, a six-building commercial development on reclaimed land in the Hudson River near Wall Street. Although some people have questioned whether this is the moment to launch such an immense undertaking in the less fashionable part of town, O and Y scored a big coup by signing up American Express as major tenants. The charge card company signed a 35-year lease worth over \$2bn on a 51-floor tower at a price believed to be in the \$96 a sq ft range.

However, some real estate experts believe that New York and other boom cities will also experience softening soon because expensive space is coming

on to the market at a rate which cannot be fully absorbed during an economic recession.

The astronomical levels to which property prices have been driven by the 1970s boom in the big cities has prompted some investors to turn to second tier markets. The deals there may be smaller and less glamorous but the yields are as a rule higher.

A recent report by Robert Charles, Lesser and Co, a real estate consulting firm, predicts that the most active areas of commercial development this year would be Denver, San Antonio, Tulsa, Oklahoma City, Seattle, Tampa, Mobile and Tucson. Other cities that have been named include Salt Lake, Nashville and Tampa.

Real estate developers expect the flow of foreign investment to become an increasingly prominent factor in the market. This is taking many forms. Foreign pension funds, like the British Coal Miners', have made direct investments or bought real estate investment trusts. Foreign private investment has also been strong, fostering a teeming industry of consultants and advisers.

Far Eastern investors have been busy, mainly on the west coast. Investors from Singapore and Hong Kong are said to be especially active in high rise investment, a field they know a lot about because of the shortage of space in their home territories.

Foreign investment does not appear to have been affected in any major way by a 1980 law designed to make foreign purchasers of U.S. real estate liable to capital gains tax. Although an attempt has been made to tighten up the law, tax accountants still seem to be able to find ways of avoiding it.

The question on everybody's mind is how long will the downturn last? Brokers, as is their custom, are optimistic that demand will soon catch up with supply and start exerting upward pressure on values and rents again, particularly if the pace of construction remains flat.

Others are more sceptical, mainly because there is, as yet, no prospect for the major break in U.S. interest rates which most people say is the key to any lasting recovery. The failure of the various political factions in Washington to agree on measures to reduce the \$100bn plus deficits that loom in the federal budget for the next three years means that the U.S. Treasury will grab the lion's share of available capital. This will not only keep financing costs high but will also deter an economic recovery.

"When you can get 14 per cent just by putting your money in the money market, why tie it up in property?" — asked one investor who is doing precisely that. He thinks the property market will take two years to recover fully.



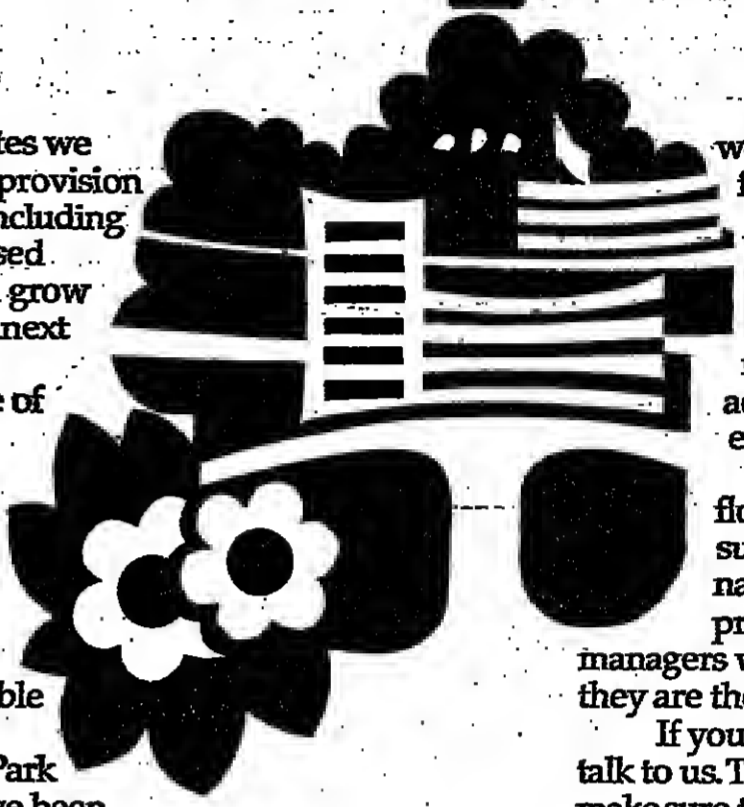
Hyde Street Pier, San Francisco with Coit Tower (left) and TransAmerica Pyramid (centre).

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INTERNATIONAL PROPERTY VI

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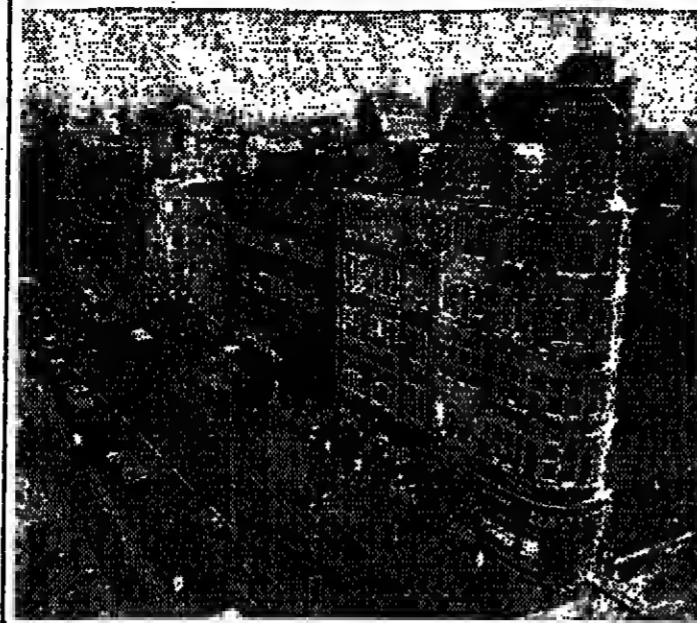
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Oxford Street in London (left) and Princes Street in Edinburgh: not the attractions they once were to property investors or developers.



Investors cautious as tenant demand falls

United Kingdom
WILLIAM COCHRANE

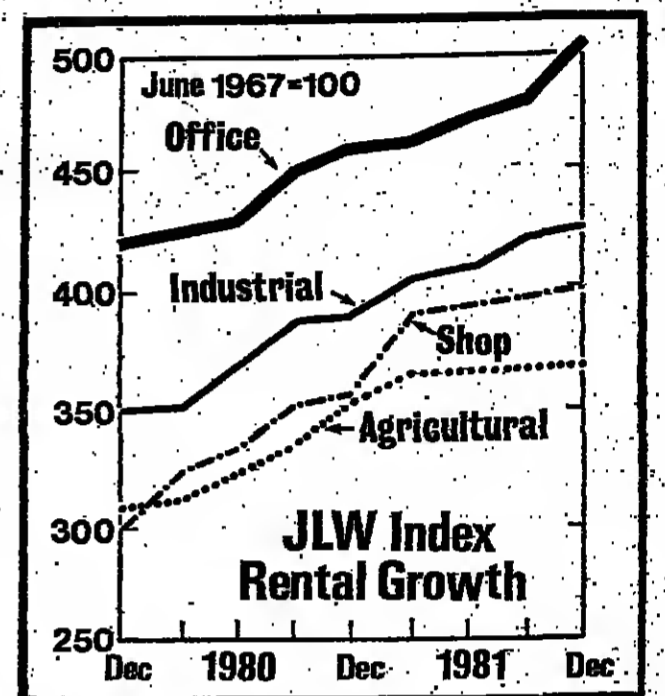
THE SCALE, direction and definition of UK property investment is currently in question. Britain's most severe recession for half a century might seem to have left its property market relatively unscathed; but even the optimists have to acknowledge that the questions exist.

On scale, figures from the UK Central Statistical Office at the end of April showed record institutional spending on property in 1981. Apart from share acquisitions in property groups, the UK pension funds, insurance companies and unit trusts

spent £1,950m on direct property investment last year, an increase of about £100m on the previous record level in 1980.
 Most observers now expect a much more cautious attitude towards property investment and development in 1982. After strong rental growth in 1979 and 1980, investors saw this trend tailing off in 1981; and while institutional investment can be said to be looking anything between 20 and 40 years ahead, it can also look back to 1973-74 which has since proved to be a bad time to buy.
 The economic situation has meant that the level of tenant demand in all sectors has fallen during the past year, some worse than others. Recession is hitting industry very hard—as is evident from the amount of vacant industrial floorspace overhanging the market.

Mid-winter hopes that the long-awaited fall in the amount of industrial space in England and Wales would happen early this year have been disappointed. A survey by estate agents King and Co. shows available industrial floorspace at nearly 158m sq ft in April 1982, up 8.93 per cent on the previous peak level of some 146m sq ft for December 1981.
 Directing institutional funds in this direction, then, might seem to be throwing good money after bad. Yet Electricity Supply Nominees, which represents the property investment interests of one of the largest pension funds in the UK, takes the view that this area of property investment is one which has real long-term growth prospects.
 As evidence of its confidence, ESN eventually expects to channel £50m of its funds into

Aztec West—a 150-acre site near Bristol planned to incorporate 1.1m sq ft of industrial/warehouse space and 500,000 sq ft of offices. It anticipates sharing the total cost of some £150m with perhaps three or four other funds.
 While industry is feeling the effects of intense international competition, UK commerce—so far, at least—has thrived, particularly in banking, insurance, finance and the commodity markets. "It is principally our commercial success that has had such a marked effect on demands for and valuations of office properties," Sir Maurice Laing, chairman of the construction group John Laing, observed recently at the Jones Laing Wootton annual property conference in London.
 Yet there are reservations about offices, too. It has been demanded for prime centrally located property which has been maintained; slackening of demand has been felt more in properties located in fringe areas and offering a lower standard of accommodation.



Cool heads needed after Gallagher collapse

THE IRISH property market is "holding its breath" after the dramatic collapse of the country's biggest developers, the Gallagher Group.
 There is general agreement among analysts, agents and investment managers that, on the facts alone, the Gallagher failure should not have any great impact on the market.
 The major Gallagher sites have been around for years and Mr Laurence Crowley, the receiver, has shown himself aware of the danger of hasty sales.
 Nor are developers as over-extended as they were in the property slump of 1974. The real worry is the effect which the Gallagher fall might have on confidence, and whether the industry—including the banks—can keep its nerve.
 There is no doubt that the downturn in the commercial market, which many predicted for last year, has finally arrived.

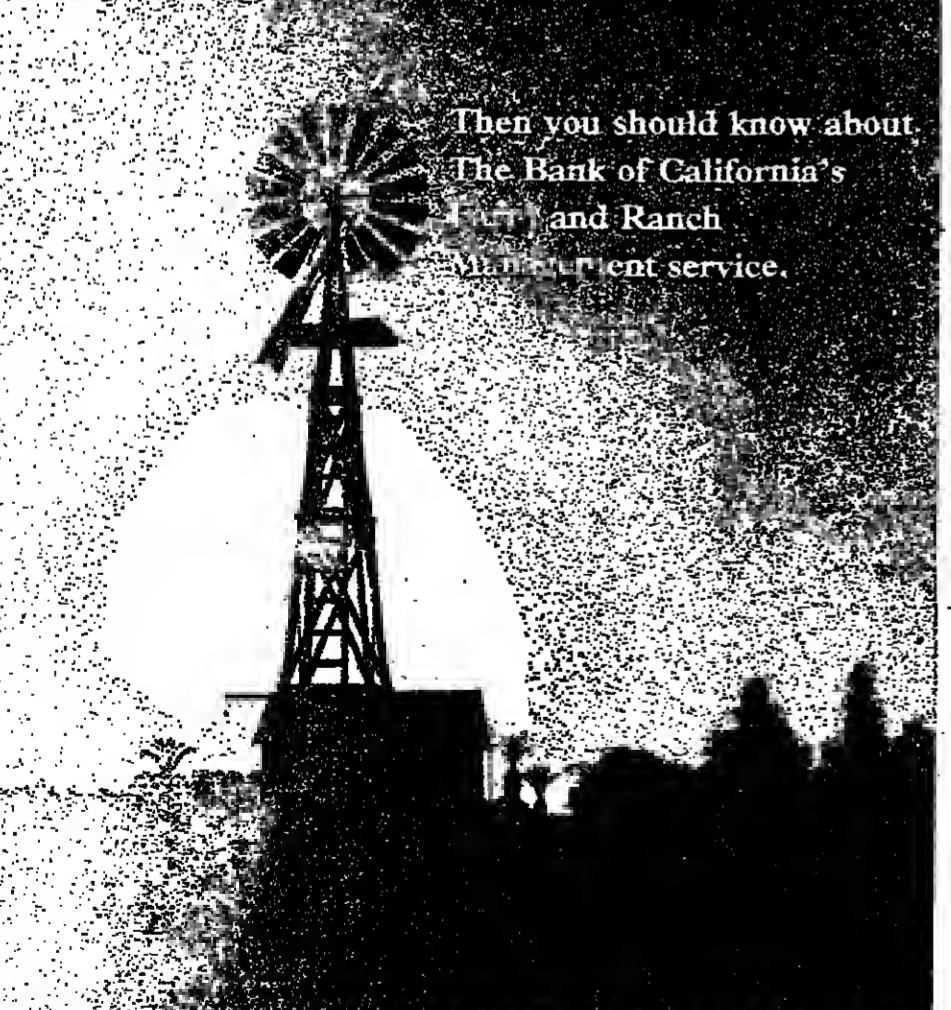
In addition, Irish developers face interest rates of more than 20 per cent.
 The banks are only too aware of these factors and are carefully reviewing their property positions in the wake of Gallagher. Rumours abound as to who may be in trouble and who may not. It will require cool heads if the industry is to come through without further casualties.
 In the short-term, little help can be expected from the state of the market. The biggest change has come in commercial office development, which continued buoyant through 1981.
 Last year, 900,000 sq ft of space was let in the Dublin area, but over a third of that was taken up by the Government through the Department of Post and Telegraphs. Now the Government, which is struggling to reduce public spending, has virtually dropped out of the market.
 Leading agents estimate that completions, re-lettings and the carry-over from 1981 will put about 600,000 sq ft on the market this year, but they doubt if all this can be taken up.
 In this situation, prime rents have steadied at around £2.50 a sq ft, although it is thought they will gradually approach £3.
 Projections are that yields, currently around 5 1/2 per cent, will go to 6 per cent even

estimates that it will take nine-months or a year to clear the backlog after any industrial recovery.
 Rents are likely to remain stuck at £2 to £2.50 sq ft, as they have done for the best part of two years.
 On the residential side, the only bright spark in a gloomy scene is apartments. They have remained lively as the advantages contained in section 23 of the 1981 Finance Act sink home. This allows the owners of new apartments to offset rental income—even from other properties—against tax.
 The difficulty is to assess how many potential investors exist for this kind of property. Even the more optimistic would like to see the institutions coming in.
 With the exception of Irish Life, which already has apartments, that seems unlikely. One possibility would be indirect investment through the recently-established Housing Finance Agency, if suitable instruments were made available.
 As to the future, property men like others, have noted with interest the most recent business forecast from the Confederation of Irish Industry, which suggested that Ireland could be pulling out of recession ahead of other European countries.
 There is a feeling that it may soon be time to buy. No one expects the bargains of the 1974-77 period, when properties were purchased for as little as 10 per cent of their eventual resale price.
 But one leading agent believes there are already opportunities to pick up good sites, including some of the Gallagher properties.
 Some of those with the best record for reading the market are looking more to 1983-84 as the time to move back in. But their views are tempered by three factors: the state of the economy, public finances and the tax regime.
 Everyone agrees that a sustained recovery will depend on a return to economic growth. Developers will also remain cautious so long as interest rates remain at levels where a nine-month delay can wipe out projected profits.
 Property men say that the provisions of the March Budget, in particular the 30 per cent withholding tax on transactions and the 2 per cent levy on office development, will make it difficult to stay in the market. The withholding tax in particular, they say, could kill marginal developments.
 However, the Gallagher collapse may have the effect of producing a more sympathetic Government ear for complaints about the withholding tax. One leading manager believes the office levy will appear in a more acceptable form as a tax on capital gains.
 Clearly, there are several imponderables in making firm predictions about the future of the Irish property scene. But those in the commercial sector, at least, can take some comfort from the fact that their business turned down later, and might just pick up sooner, than most others.

Even with prime London offices, there are warning signals. Recent local authority rate rises have increased the level of total outgoings on office accommodation in the capital. Where occupiers regard the total cost of accommodation as excessive, they tend to move into cheaper accommodation or to consider moving away from the high-rented areas of central London.
 In the other main sector of the property market, retailing, major changes have been taking place in the organisation of the sector—moves which have proved particularly welcome to developers. However, there is another side to the coin.
 The drive for efficiency in distribution has resulted in a reducing rate of turnover and the large departmental stores. These are being hit by increasing overheads, escalating rates and inability either to get the same throughput as the newer self service specialist stores or to reduce staffing levels.
 Weakened by this development or the nearness of new, often covered shopping centres, prime pitches like Oxford Street and Regent Street in London, Argyle Street in Glasgow or Princes Street in Edinburgh, are clearly going downhill.
 This is where deflation comes in. What used to be unquestionably prime and often high premium retail properties now frequently lack the high quality retailing mix which attracted the consumer. Consequently, they are not the attraction they once were, to property investors or developers.
 Agents Hillier, Parker's research department notes that there is still plenty of activity in retail development. Its 1981 analysis shows that the amount of floorspace, and the number of schemes opened were the highest since 1976; but that the average size of scheme continued to fall; and that only one-third of the new schemes were in the top 180 centres, compared with 43.5 per cent in the period 1965-78.

To sum up, the industrial market is overstocked but inventive, especially when the investor and the developer are the same entity and prepared to spend for the long term return. In retailing, what used to be prime may not be any more and even in offices the occupiers' market is beginning to suffer in certain geographical areas.
 One result is that divergences which have at many periods existed between the occupiers' and the investors' market may be merging. That may mean that yields on prime property investments will rise.
 The corollary, a fall in property values, is not inevitable. But there is a climate of opinion which suggests that prime property yields could rise by 1 percentage point from the 5 1/2 per cent on offices and 6 1/2 per cent on industrials which is the generally accepted range at the moment; and if this takes time, at best property values are most unlikely to rise as they have done in the past.

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BRENDAN KEENAN

though—as one agent put it—"the evidence isn't there."
 One reason for optimism is that there is likely to be no shortage of investment capital for prime developments. This is partly a result of Ireland's stringent exchange controls, which stipulate that 50 per cent of the institutions' funds must be invested at home.
 You must distinguish between development and investment, says the manager of a £500m fund. "The problem is that there is a shortage of good investment properties."
 Certainly there seems to be no shortage of enthusiasm for property, with reports that Investment Bank of Ireland and Ulster Investment Bank (a subsidiary of NatWest) are both considering moving into the field.
 The over-supply could also be short-lived. Although there are plans for 450,000 sq ft to be developed in 1983, only 15,000 sq ft is definitely committed so the market need not be stuck with surplus space as happened after the 1974 period.
 A general view is that while rents may remain static for 12 to 18 months, they could then take a sharp jump and resume their upward trend.
 The industrial sector is more gloomy, with a serious problem of over-supply. Jones Lang Wootton estimate that there may be up to 1m sq ft of warehousing lying idle and the total of unwanted industrial space could be up to 2m sq ft.
 Mr Ken Keenan, managing director of the Roban Group,

Value by the square foot. Luxury by any measure.

The smart investors have already started moving in at 525 East 80th—Manhattan's quintessential-condominium residence. And for some very sound reasons.
 525 East 80th offers an uncommon amount of space in each of its 2, 3, 4 and 5-bedroom luxury apartments, ranging in size from 1,450 sq. ft. to 2,500 sq. ft. Reasonably priced from \$330,000 to \$621,000, square foot for square foot, this is the best real estate value on the market today.
 Rising just thirteen stories in a charming upper east side neighborhood, 525 is a building of sensible proportions which assures residents of privacy and security. And it's been designed with an eye to understated elegance that won't go out of fashion.
 Our services are supreme. With 24-hour concierge service, sophisticated electronic security systems, attended indoor parking garage, and much more.
 Apartments feature sunken living room, with luxuriously high ceilings. Master baths in the international tradition—roomy, with marble and mirror decor, Master antenna and cable TV connections, individually controlled heating and air conditioning units in each room. Spacious dining areas. And fully-appointed kitchens large enough to dine in.
 If all this sounds like something you've been looking for, come up for a look. We'll show you just how compatible luxury and value can be.
 \$370-\$640 per month carrying charge (including R.E. tax).
 To view models and available remaining apartments or for additional information call: 525-772-7771. Office Hours: Mon-Fri, 11-6 Sat. & Sun. 12-5 Closed Thursdays. Telex #427-824AVI. Builder: ROCKROSE Construction Corp. This is not an offering, which can be made only by formal prospectus.



UK COMPANY NEWS

Morgan Crucible in first quarter rise

FIRST QUARTER taxable profits to April 4 1982 of international components...

comment

Morgan Crucible's first quarter performance is flattered by comparison with the very weak start last year...

Hydrotect's profits, £402,000, were less than expected...

Clyde Blowers

Pre-tax profits for the first six months to February 28, 1982, for Clyde Blowers...

Eglinton £0.6m placing

Eglinton Oil and Gas, the Dublin-based oil and gas exploration and production company...

Nimble's loss in line with expectations

Nimble International, the Bermuda-based company which is developing a 3-D camera...

Airflow in profit: pays 0.25p

ALTHOUGH ITS manufacturing side continued to trade at a loss, Airflow Streamlines pulled out of the red...

(2.9p loss) daily diluted. On prospects, the directors say that the production section of the manufacturing division...

division for the year amounted to £5,282m (£6,122m) and pre-tax losses were lower at £34,914 (£39,505)...

Sonic Sound gives warning

THE SHARES of Sonic Sound from the Stock Exchange because it could not show the usual five-year record...

from the Stock Exchange because it could not show the usual five-year record showed rapid growth. From profits of £54,309 in 1977...

been more difficult than anticipated when the prospectus was drawn up. Nevertheless, Sonic was able to meet its forecast...

London Entertainments

PROFIT before tax at London Entertainments dipped slightly from £91,506 to £85,187 in the half year to February 28 1982...

Blue Circle outlook

ALTHOUGH the 1982 year started badly at home for Blue Circle Industries with cement demand severely restricted...

tions were "much more encouraging". If the fall in interest rates was maintained...

AVON RUBBER p.l.c. The trading result in the half year ended 3rd April 1982 was dominated by the losses arising from the severity of competition in all tyre markets...

Table with columns: Half year to 3rd April 1982, Half year to 4th April 1981, Financial year ended 3rd October 1981. Rows include Turnover, Operating Profit before depreciation, etc.

AVON Avon Rubber p.l.c. Melkham, Wiltshire, SN12 8AA. Tel. (0225) 703101.

Matthew Hall International Engineering Designers and Contractors. Further progress made despite worldwide recession. Includes a portrait of Dennis Garrett and a line graph showing profit before taxation from 1977 to 1981.

BRITISH HOME STORES PLC. Highlights from the Statement by the Chairman, Sir Jack Callard: Second half profit reverses the interim shortfall. Effective cost control. Difficult trading conditions continue. Five new stores in 1982. Includes a table of results and a large logo at the bottom.

EUROPEAN OPTIONS EXCHANGE table listing various options contracts with columns for Series, Vol., Aug., Last, Nov., Last, Feb., Last, Stock.

BASE LENDING RATES table listing various banks and their lending rates, such as A.B.N. Bank at 13%, Allied Irish Bank at 13%, etc.

BIDS AND DEALS

Charter Cons. still after Anderson

BY RAY MAUGHAN
Charter Consolidated determined yesterday to continue its pursuit of the coal cutting equipment manufacturer...

altered its belief in the benefits of the offer both to Anderson Strathclyde and to Charter Consolidated...

The issue of Scottish identity and the importance of preserving the independence of major Scottish companies, is understood to have played a significant role...

years, provides clear-cut evidence that we don't switch operational headquarters and management is always autonomous.

He pointed out that Charter had no other big manufacturing bases in coal cutting equipment in the UK and there would be no question of transferring production out of one plant and into another.

BOARD MEETINGS

The following companies have notified dates of board meetings to the Stock Exchange. Such meetings are usually held for the purpose of considering dividends.

Table with columns for Company Name and Meeting Date. Includes: Baring Brothers Ltd, BHP, BP, British Petroleum, etc.

ASSOCIATE DEAL

Baring Brothers and Co has sold 192,000 ordinary shares in Hargreaves Malaysian Estates yesterday at 160p for discretionary investment clients.

MIDLAND BANK

Six hundred and ten Midland Bank stockholders have elected to convert £2.4m of the 7 1/2 per cent convertible subordinated unsecured loan stock 1983/93 as at May 31 1982 and 4.91m new shares of 51 each will be allotted in exchange.

HUNTLEIGH

Huntleigh Group is acquiring the outstanding minority interest of 7.5 per cent in Medical Ultrasonics. The consideration is £20,484, of which £1,567 is cash and the balance is met by issue and allotment of 24,421 Huntleigh ordinary shares.

SHARE STAKES

London and Manchester Group - Kuwait Investment Office holds an interest in 1.175m ordinary shares (5.12 per cent).

Duple International - W. S. Yates has placed 450,000 ordinary shares (4.38 per cent) with a group of financial institutions.

Harrisons Malaysian Estates - Baring Brothers and Company sold 200,000 ordinary shares at 161p for discretionary investment clients.

British Printing and Communication Corporation - Pergamon Press has purchased 50,000 ordinary shares at 36p. The purchase was made on May 28 and brings its holding to 92.09 per cent (77.29 per cent).

Scottish Ontario Investment - Kuwait Investment Office sold its total holding of 4,058m ordinary shares in 14.8 per cent. Courtaulds Pensions Common Investment Fund purchased 4.08m ordinary shares at 22.9 per cent and 73,500 preference shares (14.5 per cent).

Edward Jones Group - Centway Industries purchased a further 25,000 ordinary shares. Total interest now stands at 515,000 ordinary (12 per cent). Gill and Duffins Group - J. S. Barnes, director, has purchased 10,000 ordinary shares at 20.00p.

Rockware Group - J. A. Bailey, director, has sold 53,500 ordinary shares. London and Lennon Investment Trust - London Assurance has purchased a further 60,000 ordinary shares making holding 2,167,555 (32.07 per cent).

Jackson Exploration - Following the sale of 200,000 shares, the beneficial ownership of M. W. Jackson, chairman, has been reduced by that amount. Duple Int. - W. S. Yates has disposed of 450,000 shares and now holds 88,416 (0.83 per cent).

Cree's Economist Group - J. V. Sheffield, director, has sold 20,000 ordinary shares. British Empire Securities Trust - Imperial Life Assurance Company of Canada has purchased a further 100,000 ordinary shares on making holding 1,265,790 ordinary (6.229 per cent).

European Ferries expands U.S. interests

BY MICHAEL CASSELL

European Ferries yesterday brushed aside any fears over the short-term problems of the U.S. real estate market and revealed details of its plan to acquire a further 50 per cent interest in its extensive property investments in Denver and Atlanta. The group, announced in February that it was proposing to raise between 45 per cent and 90 per cent its stake in an investment group which holds substantial land and property interests in and around the two cities.

There will also be a subsequent issue of 20m ordinary shares valued at £14.5m to reflect "dollar for dollar" any subsequent increase in the value of Noramco's interests arising from the favourable conclusion of outstanding planning obstacles in Denver.

European Ferries already holds a right of first refusal on the outstanding 5 per cent interest in the investment group.

Mr Keith Wickenden, chairman of European Ferries, said yesterday that the present weaknesses in the U.S. commercial property market did not affect the group's view of long-term prospects in Denver and Atlanta. He pointed out that the capital value of the real estate interests involved have increased substantially since their original acquisition. As at January 1, 1982 they were professionally valued at \$179.5m (£99.7m).

Upon completion of the deal, which will be put to a special shareholders' meeting in London on June 25, Noramco is likely to be the largest shareholder in European Ferries. It will initially hold 12.5 per cent of the group's enlarged ordinary share capital and the figure could rise to a maximum 35 per cent under the terms of the agreement.

Noramco is currently controlled by Mr John Dick, Mr William Faulstich and an associate. Under the deal, the shareholding given that this control will be retained for at least eight years. Mr Pauls and Mr Dick will remain with the group and will eventually join the board.

European Ferries says the deal will provide it with a unique opportunity to acquire control of an established business and an experienced management team.

The group's main interests in the U.S. are at the Denver Technological Centre, where it has over 300 acres of land and a 198-acre holding at the Atlanta Technology Park. There are, in addition, around 1,000 acres of undeveloped land south-west of Denver and 1,655 acres of similar land within the metropolitan area of Atlanta. The company's real estate interests in Houston are not affected by the proposals.

LCP sells offshoot to Redland Bricks

LCP Holdings has sold its brick manufacturing subsidiary Stourbridge Brick Company to Redland Bricks, wholly-owned subsidiary of Redland.

The consideration is £4.1m cash plus stocks at value of £1.5m. Stourbridge Brick Company is valued at £5.6m.

The balance sheet value of Stourbridge's fixed assets is £3.6m and the sale will yield a surplus to LCP, subject to tax, of £0.5m. In the year to March 31 1982, Stourbridge made a loss before tax of £81,000.

NOBLE AND LUND SUITOR WITHDRAWS

Noble and Lund, the Gateshead engineer and machine tool maker, yesterday said it had emerged from the approach last week by an unnamed party.

The board has now been informed that the potential offeror has no intention of making a bid for the company. Noble said it welcomed this development because it felt the interests of the company and its shareholders would be best served by it remaining independent.

Few of Noble's defence was a statement that trading had improved significantly in recent weeks and a forecast that it would resume dividend payments this year.

MITCHELL COTTS £2.5M PURCHASE

Mitchell Cotts, through its subsidiary Mitchell Cotts Transport Services, has acquired E. A. Holmuth from Great Gardens of England Investments, a transport company operating from Dulwich, South London.

Helmuth has 60 commercial vehicles on contract hire to national and local companies. The amount paid in cash on completion was £200,000.

BRITANNIA ARROW

Britannia Arrow Holdings has acquired 6 per cent - 1.4m shares - of Wagon Finance Corporation.

Bajau builds up Tilbury stake

Bajau, a private dealing company with which the financier Mr Christopher Selmes is understood to be associated, has taken a disclosed stake in the civil engineering and housebuilding group, Tilbury Contracting.

BRP Securities, a subsidiary of Bajau, announced yesterday that it had purchased 77,500 Tilbury shares in lines of various sizes between May 24 and May 27 and now holds 183,500 shares, or 9.24 per cent of the ordinary share capital.

Bajau recently sold a 12 per cent stake in motor distributor Braid Group which enabled it to mount an offer from the base of a 16.2 per cent holding.

Suter Electrical, headed by Mr David Abel, recently announced a 10.1 per cent holding in Tilbury, having pushed its holding up to disclosed levels through the exercise of various options on overseas nominee accounts.

Grieveson/Sebag statement due

Grieveson Grant is expected to announce today its takeover of Carr Sebag.

The move, following an approach by Carr Sebag in the middle of April sounding out Grieveson Grant's interest in a merger, will be the latest takeover that the London stock-holding community has seen.

The week speculation has mounted about the future of the three senior partners of Carr Sebag, Mr Sandy Gilmour, Mr Roddy McLeod and Mr Michael Boyd-Carpenter.

Grieveson Grant is expected to emerge the dominant partnership in the new relationship.

Yesterday it was believed that Carr Sebag would cease trading today as the deal was announced and its large list of corporate clients passed to Grieveson at the end of the stock market trading account.

DUBLIN PAPER

One of the Irish Republic's five national Sunday newspapers - The Sunday Journal - has been put up for sale.

The owners, a Dublin-based insurance company, the Private Motorist Protection Association, said that negotiations were going on with several prospective buyers of the three-year-old tabloid paper.

SLOUGH ESTATES

Slough Estates has agreed with Borough of Colchester to assume responsibility for the future planning, development and marketing of the 100-acre Severalls industrial estate.

PRIVATE PLACEMENT

Private Placement - New Issue

Private Placement - New Issue

Private Placement - New Issue

Private Placement - New Issue

Private Placement - New Issue

Private Placement - New Issue

Private Placement - New Issue

Private Placement - New Issue

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Private Placement - New Issue

Private Placement - New Issue

Private Placement - New Issue

VIKING RESOURCES TRUST PLC. An oil and gas investment trust. 1972-1982. Net Asset Value +152%, Share Price +134%, FT All Share Index +47%. J.G.S. Gammell, Chairman.

Anglovaal Group. Declaration of ordinary and participating preference dividends year ending 30 June 1982. Investment Companies. Dividends have been declared payable to holders of ordinary and participating preference shares registered in the books of the undermentioned companies at the close of business on 25 June 1982.

LONDON TRADED OPTIONS. Table showing option contracts with columns for Option, Exercise price, Closing price, Vol., Bid offer, Equity close. Includes options for BP, Shell, and various industrial companies.

PASE EQUITY LIMITED. A Limited Liability Company for Investments in the Far East and Australia. US\$ 10,350,000 represented by 103,500 voting redeemable preference shares. ARINFI LIMITED, INTRA INVESTMENT COMPANY S.A.L., NEW JAPAN SECURITIES EUROPE LIMITED, ARAB INTERNATIONAL FINANCE LIMITED.

AMPETROL NV. A Limited Liability Company for Investments in the U.S. Energy Sector. 9,000,000 shares. Class A voting Common Stock of US\$ 1.00 par value. ARINFI LIMITED, ARAB INTERNATIONAL FINANCE LIMITED.

Chase increases preferred stock offer

By David Lascelles in New York
CHASE MANHATTAN BANK of New York has announced that it had increased the size of a preferred stock issue which was originally postponed and then reduced because of the recent Drysdale Government Securities affair in which the bank was involved.

Cities Service files suit to block Mesa bid

By Paul Betts in New York
CITIES SERVICE, the 20th largest U.S. oil company, sued Mesa Petroleum in a move to block the smaller Texas-based oil company's attempt to take it over.

Chrysler seeks partners to help fund credit offshoot

BY OUR FINANCIAL STAFF

CHRYSLER, the financially troubled number three in the U.S. car industry, is seeking partners to increase the funding for Chrysler Financial, its credit subsidiary. Mr Lee Iacocca told the annual meeting yesterday.

higher than those of General Motors Corporation. Mr Greenwald had said many banks are unwilling to finance new car purchases and the limited capacity of the credit subsidiary is hurting Chrysler sales.

Chrysler has to cope with another \$800m of other long term debt. The G-24 will compete with General Motors's new Pontiac P-Car and will be equipped with a fuel-injected, turbocharged 2.2 litre engine, said Mr Iacocca.

UPI taken over by new media group

By Our New York Staff

THE financially troubled U.S. news service, United Press International (UPI), has been acquired for an undisclosed amount by a group of U.S. newspaper, cable and television station owners called Media News Corporation.

LASMO to launch \$75m notes with sterling option

BY OUR EUROMARKETS STAFF

LONDON and Scottish Marine Oil (LASMO), the British oil company, will launch on Monday an unusual \$75m floating rate note issue with a warrant to buy either Eurosterling or Eurodollar fixed-interest paper.

Meanwhile, Canon, the Japanese optical company, has been forced to increase the indicated coupon on its 15-year \$500m convertible bond from 6 1/8 per cent to 7 per cent to bring the issue more in line with the market.

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Akzo wants balance of U.S. unit

BY WALTER ELLIS IN AMSTERDAM

AKZO, the Dutch-based chemicals group, is bid for the outstanding 34 per cent of privately held shares in its troubled U.S. subsidiary, Akzonia. Some 4.2m shares are involved.

Mr Parker C. Montgomery, chairman, said that although no substantial reduction in interest rates has yet occurred, nor has the general economic recession ended, the combination of unexpected gains on the sale of assets, continued reduced interest costs and further strong increases in sales and operating income should produce record sales and income.

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Terms fixed for Belgium credit

BY PETER MONTAGNON, EUROMARKETS CORRESPONDENT

BELGIUM has now finalised terms on its forthcoming £1.2bn Eurocredit package. It will be arranged through its four leading banks, Banque Paribas, Banque de Bruxelles Lambert, Kredietbank and Banque de Paris et des Pays-Bas.

the adjusted rate for certificates of deposit—whichever is higher. It bears a margin of 0.2 per cent for the first two years, rising to 0.25 per cent for the next three.

non-U.S. banks. The credit was thus unlikely to enter syndication for some while. This is the first jumbo Eurocredit by the Kingdom of Belgium since late 1980 when it obtained somewhat finer terms both in relation to margins and maturity.

Surge at Cooper Laboratories

BY OUR FINANCIAL STAFF

A SHARP second quarter upswing has put Cooper Laboratories, the California-based health and eye care group, back on line with forecasts of record sales and income for the full year.

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Mostek and AEG to set up joint venture

By Leslie Collett in Berlin

MOSTEK, A subsidiary of United Technologies of the U.S., and AEG-Telefunken, the ailing West German electrical group, have applied to the West German Cartel Office to establish a joint venture to produce electronic hardware.

Table with columns: U.S. DOLLAR STRAIGHTS, Issued, Bid, Offer, day, week, Yield. Lists various bonds like Amana Life 15 86/87, Amex 0/5 Fin 14 88, etc.

Table with columns: OTHER STRAIGHTS, Issued, Bid, Offer, day, week, Yield. Lists various bonds like Can. Pac. S. 10 88 CS, Cof. Fencible 17 88 CS, etc.

Table with columns: FLOATING RATE NOTES, Spread, Bid, Offer, day, week, Yield. Lists various floating rate notes like Allied Irish 5 82, etc.

PETROLES MEXICANOS (a Decentralised Public Agency of the United Mexican States) U.S. \$150,000,000 17 3/4% Bonds Due 1994 Issue Price: 99.65% adjusted for interest

CITICORP INTERNATIONAL GROUP ARAB BANKING CORPORATION (ABC) BANK OF TOKYO INTERNATIONAL LIMITED BANQUE NATIONALE DE PARIS CHASE MANHATTAN CAPITAL MARKETS GROUP CONTINENTAL ILLINOIS LIMITED CREDIT COMMERCIAL DE FRANCE DAIWA EUROPE LIMITED FIRST CHICAGO PANAMA S.A. FUJI INTERNATIONAL FINANCE LIMITED GOLDMAN SACHS INTERNATIONAL CORP. IBJ INTERNATIONAL LIMITED INTERNATIONAL MEXICAN BANK LIMITED LIBRA INTERNATIONAL BANK, S.A. MERRILL LYNCH INTERNATIONAL & CO. SAMUEL MONTAGU & CO. LIMITED MORGAN STANLEY INTERNATIONAL SMITH BARNEY HARRIS UPHAM & CO. SUMITOMO FINANCE INTERNATIONAL UNION BANK OF SWITZERLAND (SECURITIES) LIMITED S. G. WARBURG & CO. LTD.

Wienerwald debt move

By John Wicks in Zurich

ACCORDING to the Swiss-owned catering group Wienerwald, the company "is in a position to assume" that loans from a group of Swiss and German banks are to be prolonged.

Table with columns: SWISS FRANC STRAIGHTS, Issued, Bid, Offer, day, week, Yield. Lists various bonds like Anst. Treasort 7 82, etc.

Table with columns: CONVERTIBLE BONDS, Crv. Cmv. Bid Offer day. Lists various convertible bonds like Am. Sav. 8 88, etc.

Table with columns: YEN STRAIGHTS, Issued, Bid, Offer, day, week, Yield. Lists various bonds like Asia Gov. 8 81, etc.

These securities having been sold, this announcement appears as a matter of record only. May 19, 1982

Companies and Markets INTL. COMPANIES & FINANCE

Terry Dodsworth reports on a French engineer's foreign expansion

Exports bonanza for Alstom

ALSTOM-ATLANTIQUE, the French heavy engineering group, is moving through a period of explosive growth overseas...

credits (normal export credits mixed with extremely soft direct aid loans) against an average of 3.5 per cent over the last four years.

Table with columns: EXPORT ORDERS, Ffrs, 1978, 1979, 1980, 1981

effectively operating overseas is limited. By contrast, French planners believe that one of the strengths of West German industry is the number of small and medium-size companies doing business

Exports are beginning to dominate Alstom's order books. At the end of 1981, the foreign proportion of new orders accounted for 43 per cent of the total.

But Alstom is now convinced that it has to go one step further, and start investing heavily overseas to set up a manufacturing presence in some of these markets.

Alstom would probably have launched this effort earlier if it had not been so heavily involved in the French nuclear power programme, which has involved big expenditure on its domestic plants.

One of the problems that is worrying the company is the tendency among the more militant trade unions and part of the French Left to oppose expenditure abroad.

Like the rest of French industry, it now has to convince the unions that this is true at a time when the pressures on French employment have made it difficult to argue the case.

The amount of contracts Alstom has won in the developing world. Among its top clients last year were Brazil, Cuba, Mexico and Indonesia.

Both of these factors—the number of big contracts and the reliance on export finance—underline France's heavy dependence on big contracts and the developing world in its overseas trade.

overseas, often in sophisticated markets. This gives a balance and depth to the country's exports which France does not share.

A third problem is one in which Alstom itself is directly concerned—the quality of overseas sales networks. Studies of France's overseas trade repeatedly show that French companies suffer from a lack of distribution know-how and facilities abroad.

Unlike many competitors, Alstom has made a big effort in this area in recent years. The company has been helped in this by its links with CGE, the electrical conglomerate which has just been nationalised.

Fokker faces falling revenues

By Walter Ellis in Amsterdam

FALLING ORDERS have forced Fokker, the Dutch aircraft group, to produce more of its short-haul airliners for stock.

The company points out that speculative production is a common feature of aircraft manufacture, but admits that the situation now is more serious than for some time.

Last year Fokker made a net profit of Fl 10.8m (\$4.1m), a figure which it is unlikely to match in 1982.

New orders for aircraft in recent months have barely kept pace with cancelled existing orders, and it is possible that Fokker will have to cut a number of jobs later in the year.

The company has so far managed to avoid large-scale job losses, but a continuing lack of demand could yet make redundancies unavoidable.

It is understood that, in a bid to further its research on

planned improvements to the turbo-prop F27, Fokker is likely to take up at least part of the Fl 1.7bn loan offered to it by the Dutch Government.

Fokker has been in trouble—as much psychologically as financially—ever since its projected link-up with McDonnell Douglas of the U.S. to build a 150-seat commuter airliner fell through earlier this year.

It plans instead to embark on a joint programme with Lockheed to develop a modified version of the F28 jet.

UCB sells fertiliser unit to BASF

By Giles Merritt in Brussels

UCB, the Belgian chemicals, pharmaceuticals and film group, has sold its fertiliser operations to BASF of West Germany.

UCB yesterday said that it viewed fertiliser production as an increasingly capital intensive activity, and recognised that it was one of the smallest European fertiliser producers.

BASF, in contrast, is one of the European majors in the industry, and the ammonia and nitric acid facilities of the UCB Ostend plant will be absorbed into its fertiliser activities.

Yearly turnover of the Ostend plant is about Bfr 2.6bn (\$33.1m), and the present workforce there of 810 is expected to be trimmed to 550.

UCB emerged from 1981 with net profits of Bfr 257m, against Bfr 219m a year earlier. The result was achieved with the aid of exceptional earnings totalling Bfr 96m.

Strong gain for Rodamco

By Our Financial Staff

RODAMCO, the Dutch investment fund, raised its net profit for the year ended February 28 to Fl 24.9m (\$9.5m) from Fl 20.4m.

It is to pay a dividend of Fl 3.50 cash against Fl 3.20 last year plus 3 per cent in shares from the share premium reserves.

Danish brewer increases sales

By Hilary Barnes in Copenhagen

UNITED BREWERIES, the Danish brewer of Carlsberg and Tuborg beers, has increased first half sales by 15 per cent and produced "somewhat better" profits.

Sales increased fastest in the non-brewing subsidiaries, influenced by both price rises and currency changes.

Over the remainder of the year—ending September 182—sales and earnings are expected to continue to develop in line with first half results.

Alstom, one of the largest private sector industrial groups in Finland, reports a 14.4 per cent increase in turnover to FM 3.03bn (\$760m) for 1981, but a slight fall in net earnings to FM 28.8m. It is maintaining a 12 per cent dividend.

Benetton takes control of Italian shoe maker

By James Buxton in Rome

BENETTON, the fast growing Italian jeans and knitwear manufacturer, has taken control of calzaturificio di Varese, a leading shoe maker based north of Milan.

Though few details of the transaction have been disclosed, it is clear that Benetton plans to apply its highly successful manufacturing and marketing techniques to footwear.

Last year, Benetton's turnover rose 60 per cent to L321.6bn (\$247m), and by the end of May had reached L174bn with L450bn forecast for the year. Some 40 per cent of last year's sales were abroad.

The company is Italy's leading manufacturer of jeans and

is said to be the biggest consumer of pure wool in Europe. Since 1975, the number of shops it owns or franchises has increased from 200 to about 2,000, a quarter of them outside Italy.

Its success has been based on acute fashion sense, and tight financial control. Production techniques are flexible.

Recently, Benetton announced that it was to create a sales network in Japan where it will open seven shops as on a trial basis. The agreement, in co-operation with two Japanese store chains, envisages the eventual opening of 120 shops.

Benetton's profits are not disclosed. The company is owned by the Benetton family.

BARCLAYS OVERSEAS INVESTMENT COMPANY B.V. DM 100 000 000 8% Bearer Bonds of 1982/1994. Includes list of banks and financial institutions.

NBE Finance (Cayman) Limited. \$40,000,000 Guaranteed Floating Rate Serial Notes Due 1987. National Bank of Egypt. Includes list of guarantors.

Norgas AS Private Placement of 800,000 Shares. Arranged by Bank of America International Limited and Christiania Bank og Kreditkasse.

ANDELSBANKEN A/S Copenhagen. U.S. \$30,000,000 Floating Rate Capital Notes due 1984.

UNITED MIZRAHI INTERNATIONAL INVESTMENTS N.V. US\$10,000,000 Floating Rate Notes 1983 UNCONDITIONALLY GUARANTEED BY UNITED MIZRAHI BANK LIMITED.

Companies and Markets INTL. COMPANIES & FINANCE

The leading Japanese electronics concern has delayed the launch of its video disc player, but aims to export jobs, and points to its outlays on research and development.

Matsushita holds its horses

BY CHARLES SMITH, FAR EAST EDITOR IN TOKYO

MATSUSHITA Electric Industries will not launch its version of the video disc player...

Matsushita's overall strategy for developing and launching new products means, Mr Yamashita says, that the company has long since ceased to deserve the nickname of 'Matsushita Denki'...

Mr Toshihiko Yamashita (right), president of Matsushita, is closely identified with the technology-first policy that has made the leading Japanese electronics concern Japan's second largest private spender on research and development...



Yamashita says he is not sure how to approach investment in Europe which he regards (pace the EEC) as still being made up, for all practical purposes, of individual national markets.

Now aged 62, and famed for his exploits as a mountain climber, Mr Yamashita was promoted to the presidency of Matsushita in 1977 after serving 12 years as head of the company's air-conditioner division...

The video debate

Mr Yamashita does not agree with sceptics who claim that the initial video-tape recorder boom in the Japanese and other markets is already spent.

Matsushita of Japan, General Electric of the U.S. and Thorn EMI of the U.K. partners in a move to promote the video disc player developed by Matsushita and its subsidiary, Victor Company of Japan...

and RCA of the U.S. The disc systems as a whole have found it hard to meet the competition of video tape recorders, which have the flexibility to record as well as to play.

On the question of what kind of software would be most likely to launch VED into orbit, Mr Yamashita says simply that it should be something which makes the most of the system's advantages including superior picture quality.

This advertisement appears as a matter of record only.



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May, 1982

All of these securities have been sold. This announcement appears as a matter of record only.

May, 1982

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This announcement appears as a matter of record only. The 1987 Notes, the 1989 Notes and the Warrants have not been registered for offer or sale in the United States or to United States nationals or residents.



U.S. \$100,000,000

Manufacturers Hanover Overseas Capital Corporation

13 1/2% Guaranteed Notes due May 15, 1987 With Warrants to Purchase U.S. \$200,000,000 14 1/2% Guaranteed Notes due May 15, 1989

The 1987 Notes and the 1989 Notes are Unconditionally Guaranteed by Manufacturers Hanover Corporation

- Goldman Sachs International Corp. Manufacturers Hanover Limited. Banque Nationale de Paris Banque de Paris et des Pays-Bas Credit Suisse First Boston Limited Deutsche Bank Aktiengesellschaft Merrill Lynch International & Co. Morgan Stanley International Salomon Brothers International Union Bank of Switzerland (Securities) Limited

June 4, 1982

US\$100,000,000 Guaranteed Floating Rate Notes due 1992

Lloyds Eurofinance N.V.

(Incorporated in the Netherlands with limited liability) Guaranteed on a subordinated basis as to payment of principal and interest.



Lloyds Bank p.l.c. (Incorporated in England with limited liability)

In accordance with the terms and conditions of the Notes and the provisions of the Agent Bank Agreement between Lloyds Eurofinance N.V., Lloyds Bank p.l.c. and Citibank, N.A., dated December 2, 1980, notice is hereby given that the Rate of Interest has been fixed at 15% per annum...

June 4, 1982

By: Citibank, N.A., London, Agent Bank



U.S.\$45,000,000 - SERIES 05



CELANESE MEXICANA, S.A.

(Organised under the laws of the United Mexican States) Six Month Notes Issued in Series under a U.S.\$125,000,000 Note Purchase Facility

Notice is hereby given that the above Series of Notes issued under a Note Purchase Facility Agreement dated October 20, 1981, will carry an Interest Rate of 15 1/2% per annum. The Maturity Date of the above Series of Notes will be December 6, 1982.

June 4, 1982

By: Citibank, N.A., London, Issue Agent



WORLD STOCK MARKETS

Companies and Markets

NEW YORK

Table of stock prices for various companies in New York, including columns for Stock, June 3, June 1, and June 2.

STOCK

Table of stock prices for various companies, including columns for Stock, June 3, June 1, and June 2.

Further early Wall St rally

WEDNESDAY'S MILD rally... The Dow Jones Industrial Average was 2.37 firmer at 819.25 at 1 pm, while the NYSE All Common Index added 16 cents at 934.71 and rose to 134 1/2 points from a seven-to-four margin.

Canada... Markets were inclined to lose further ground in moderate early trading. The Toronto Composite Index was down 8.8 at 1,496.77 at mid-session after volume of 1.7m shares.

Germany... Stock prices were mixed to easier after fairly quiet trading. A staidier performance by both the D-mark in foreign exchange trading and the Domestic Bond market failed to stimulate share buying.

Tokyo... Some export-orientated Blue Chips led the market mainly lower yesterday. However, business remained thin as many investors stayed on the sidelines.

Japan's summer employee bonus season... The major Cooper Basin oil partner Santos fell 34 cents to \$55.26 as the market digested Wednesday's news of the sale by Bond Corporation of most of its 14.7 per cent stake in the company to National Mutual Life Association of Australasia.

Switzerland... Bonds prices were mixed in light dealings. Despite the strength of the U.S. dollar, there were signs of some cautious buying by foreign investors.

Hong Kong... Continuing to reflect investor wariness about the uncertain outlook for U.S. interest rates, Hong Kong shares generally lost further ground early yesterday.

Johannesburg... Gold shares staged a modest recovery in quiet trading, supported by the steeper Bullion price.

Australia... Markets generally drifted easier to further low volume. The current low metal prices on the London Metals Exchange continued to depress sentiment in the Mining sector.

Indices

Table of market indices including Dow Jones, Standard and Poors, and various regional indices.

NEW YORK

Table of stock prices for various companies in New York, including columns for Stock, June 3, June 1, and June 2.

STOCK

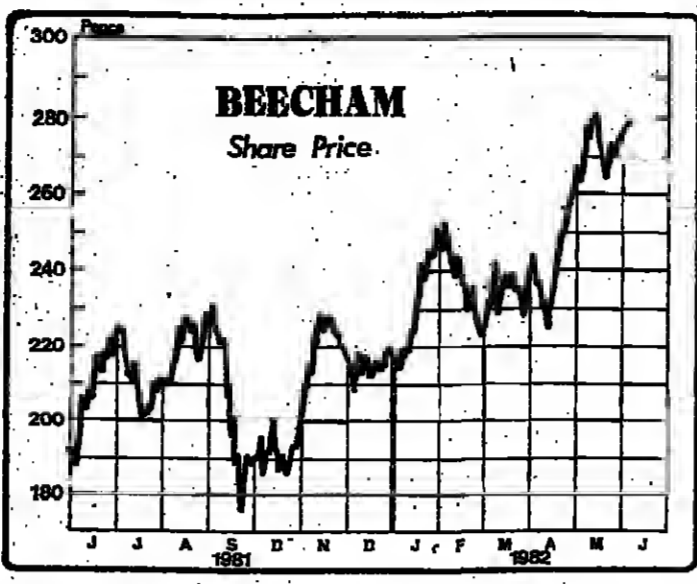
Table of stock prices for various companies, including columns for Stock, June 3, June 1, and June 2.

Change on... MONTREAL... TORONTO Composite... NEW YORK ACTIVE STOCKS... (**Saturday May 29: Japan Dow 7285.05, TSE 543.03.)

LONDON STOCK EXCHANGE

Markets featured only by revived strength in Gilts Equities inclined harder and index up 1.7 at 586.8

Account Dealing Dates... First Declared Last Account... Another display of strength by British Funds...



London and Montreal Investment Trust advanced to 477p before settling a net 17p up at 142p following the agreed offer...

RECENT ISSUES

Table of recent issues including issue price, amount, and stock details.

Table of fixed interest stocks including issue price, amount, and stock details.

Table of 'RIGHTS' offers including issue price, amount, and stock details.

FINANCIAL TIMES STOCK INDICES table with columns for various indices like Government Secs, Fixed Interest, etc.

Occasional support in the absence of any worldwide selling... Leading Breweries moved irregularly...

Motor and aircraft component manufacturers drifted easier in the absence of support... Johnson Group sold...

Remuneration data usually last day for dealing free of stamp duty... Active Stocks...

HIGHS AND LOWS S.E. ACTIVITY table with columns for High, Low, and S.E. Activity.

Plains, still reflecting the completed sale of its agricultural fertilizer division to Norsk Hydro...

Slightly higher awaiting the first-quarter results, British Petroleum drifted off on day's disappointment...

WEDNESDAY'S ACTIVE STOCKS table with columns for stock name, price, and change.

FT-ACTUARIES SHARE INDICES

Table of FT-Actuaries Share Indices with columns for Equity Groups & Sub-sections and Fixed Interest.

NEW HIGHS AND LOWS FOR 1982

Table of New Highs and Lows for 1982 with columns for New Highs (50) and New Lows (50).

RISES AND FALLS YESTERDAY

Table of Rises and Falls Yesterday with columns for British Funds, Foreign Bonds, etc.

WORLD VALUE OF THE DOLLAR

Table of World Value of the Dollar with columns for Country, Currency, and Value of Dollar.

Table of Average Gross Receiptment Yields with columns for Price Indices and Yields.

Options First Last Last For Deal Deal Declared Settling... For rate indications see end of Share Information Service...

Options First Last Last For Deal Deal Declared Settling... For rate indications see end of Share Information Service...

Options First Last Last For Deal Deal Declared Settling... For rate indications see end of Share Information Service...

CURRENCIES and MONEY

Dollar soft

Dollar weakened in fairly quiet trading after showing early gains on fears about the stability of European currencies.

French franc continued to suffer from double doubt about its future in the European Monetary System, touching its lowest permitted level against the D-mark in the afternoon.

STERLING — Trade-weighted index (Bank of England) 115.1 against 115.7 on Wednesday, and 106.0 six months ago.

The Bundesbank did not intervene at the fixing, and was probably not active on the open market in the afternoon.

FRANCE — Trade-weighted index (Bank of France) 105.5 against 105.7 on Wednesday, and 95.5 six months ago.

BEELGIAN FRANC — EMS member (second weakest). Trade-weighted index 95.5 against 95.3 on Wednesday.

Table with columns: Country, Day's spread, Close, One month, % Three p.a., % p.a. Includes U.S., Canada, Netherlands, Denmark, Ireland, W. Ger., Portugal, Spain, Italy, Norway, France, Sweden, Japan, Austria, Switzerland.

Belgian rate for convertible francs. Financial franc 87.85-87.85, Six-month forward dollar 1.52-1.70, 12-month 2.70-2.55.

The closing rate for June 2 should have read 80.15-80.25.

THE DOLLAR SPOT AND FORWARD

Table with columns: Country, Day's spread, Close, One month, % Three p.a., % p.a. Includes U.K., Ireland, Canada, Netherlands, Belgium, Denmark, W. Ger., Portugal, Spain, Italy, Norway, France, Sweden, Japan, Austria, Switzerland.

UK and Ireland are quoted in U.S. currency. Forward premiums and discounts apply to the U.S. dollar and not to the individual currency.

CURRENCY MOVEMENTS

Table with columns: Currency, June 3, Morgan Guaranty, % change from June 2, % change from previous day, Divergence limit. Includes Sterling, U.S. dollar, Canadian dollar, etc.

Based on trade-weighted changes from Washington agreement December, 1971.

UK and Ireland are quoted in U.S. currency. Forward premiums and discounts apply to the U.S. dollar and not to the individual currency.

OTHER CURRENCIES

Table with columns: Currency, June 3, Note Rates. Includes Argentine peso, Australian dollar, Brazilian cruzeiro, etc.

Now one rate. Selling rate.

EMS EUROPEAN CURRENCY UNIT RATES

Table with columns: Currency, ECU central rates, % change from June 3, % change from previous day, Divergence limit. Includes Belgian franc, Dutch guilder, German D-mark, etc.

Changes are for ECU, therefore positive change denotes a weak currency. Adjustment calculated by Financial Times.

EXCHANGE CROSS RATES

Table with columns: Currency, June 3, Pound Sterling, U.S. Dollar, Deutschemark, Japanese Yen, French Franc, Dutch Guilder, Italian Lira, Canadian Dollar, Belgian Franc.

FT LONDON INTERBANK FIXING (11.00 a.m. JUNE 3)

Table with columns: 3 months U.S. dollars, 6 months U.S. dollars, bid/offer rates.

EURO-CURRENCY INTEREST RATES (Market closing Rates)

Table with columns: June 3, Starting, U.S. Dollar, Canadian Dollar, Dutch Guilder, Swiss Franc, D-mark, French Franc, Italian Lira, Belgian Franc, Yen, Danish Kroner.

SOR linked deposits: one month 13 1/4%, per cent; three months 13 1/4-14%, per cent; six months 13 1/4-14%, per cent; one year 13 1/4-14%, per cent.

Asian S (domestic rates in Singapore): one month 14 1/4-14 1/2%, per cent; three months 14 1/4-14 1/2%, per cent; six months 14 1/4-14 1/2%, per cent; one year 14 1/4-14 1/2%, per cent.

The following rates are quoted for London dollar certificates of deposit: one month 14.0-14.10, per cent; three months 14.15-14.25, per cent; six months 14.30-14.40, per cent; one year 14.30-14.40, per cent.

MONEY MARKETS

UK rates continue to fall

UK clearing bank base lending rate 13 per cent (since March 12). Short-term interest rates maintained the recent downward trend in the London money market yesterday.

EUROCURRENCIES

Sterling rates ease

Eurosterling interest rates continued to ease yesterday, but the steady performance of the pound against the dollar in spot foreign exchange trading left forward sterling little changed overall in the forward market.

Difficult year at Goldfields Ind.

By Thomas Sparks in Johannesburg. Goldfields Industrial Corporation (GIC) the South African machine tools supplier 60 per cent owned by B. Elliot, found trading conditions difficult in the year to March 31, 1982.

LONDON MONEY RATES

Table with columns: June 3, Certificate of deposit, Interbank, Local Authority deposits, Local negotiable bonds, Finance House deposits, Company deposits, Treasury Bills, Eligible Bills, Prime Bills.

MONEY RATES

Table with columns: Prime rate, New York, Germany, Lombard, Japan.

FT UNIT TRUST INFORMATION SERVICE

AUTHORISED TRUSTS

Large grid of financial data listing various trusts, their managers, and performance metrics. Includes columns for trust names, managers, and various financial indicators.

NOTES

Prices are in pence unless otherwise indicated and have been rounded to the nearest pence. All prices are subject to change without notice.

INSURANCE & OVERSEAS MANAGED FUNDS

INSURANCES

Table listing various insurance companies and their details, including Abney Life Assurance Co. Ltd., Allianz Life Assurance Co. Ltd., and others.

Life Assurance Co. of Pennsylvania

Table listing various life assurance companies and their details, including Norwich Union Insurance Group, Prudential Insurance Co. Ltd., and others.

For Sale Life Assurance Ltd.

Table listing various life assurance companies and their details, including Standard Life Assurance Company, Sun Alliance Insurance Group, and others.

Large table listing various overseas managed funds and their details, including British Overseas Investment Management Ltd., Overseas Investment Management Ltd., and others.

OFFSHORE AND OVERSEAS

Table listing various offshore and overseas managed funds and their details, including Allinvest, Allyn Fund Management Limited, and others.

NOTES: Prices are in pence unless indicated and those denoted S with a prefix refer to U.S. dollars. Yields % shown in brackets allow for all taxes payable. A 0% yield indicates a yield based on the price of a fund's assets. A 0% yield based on the price of a fund's assets. A 0% yield based on the price of a fund's assets.

Espley-Tyas

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BRITISH FUNDS

Table of British Funds with columns for Name, Shares, and Price.

Table of Five to Fifteen Years funds.

Table of Over Fifteen Years funds.

Table of Undated funds.

Table of Index-Linked & Variable Rate funds.

INT. BANK AND O'SEAS GOVT. STERLING ISSUES

Table of International Bank and Overseas Govt. Sterling Issues.

CORPORATION LOANS

Table of Corporation Loans.

COMMONWEALTH AND AFRICAN LOANS

Table of Commonwealth and African Loans.

LOANS Public Board and Ind.

Table of Public Board and Industrial Loans.

A FINANCIAL TIMES MANAGEMENT REPORT

Consolidated Accounts in Europe

The E.E.C. Seventh Directive on Consolidated Accounts is so vital that finance directors and accountants should start thinking about it now...

Form for requesting Consolidated Accounts in Europe, including fields for Name, Company, and Address.

FT SHARE INFORMATION SERVICE

LOANS-Continued

Table of Loans-Continued.

BANKS & H.P.-Cont.

Table of Banks & Hire Purchase-Continued.

FOREIGN BONDS & RAILS

Table of Foreign Bonds & Rails.

AMERICANS

Table of American Stocks.

Hire Purchase, etc.

Table of Hire Purchase, etc.

BEERS, WINES AND SPIRITS

Table of Beers, Wines and Spirits.

BUILDING INDUSTRY, TIMBER AND ROADS

Table of Building Industry, Timber and Roads.

BANKS AND HIRE PURCHASE

Table of Banks and Hire Purchase.

CANADIANS

Table of Canadian Stocks.

LOANS

Table of Loans.

CHEMICALS, PLASTICS

Table of Chemicals and Plastics.

CHEMICALS, PLASTICS-Cont.

Table of Chemicals and Plastics-Continued.

DRAPERY AND STORES

Table of Drapery and Stores.

ELECTRICALS

Table of Electricals.

ENGINEERING MACHINE TOOLS

Table of Engineering Machine Tools.

ENGINEERING-Continued

Table of Engineering-Continued.

FOOD, GROCERIES, ETC.

Table of Food, Groceries, etc.

FOOD, GROCERIES-Cont.

Table of Food, Groceries-Continued.

HOTELS AND CATERERS

Table of Hotels and Caterers.

INDUSTRIALS (Miscel.)

Table of Industrial (Miscellaneous) stocks.

INDUSTRIALS—Continued

Table of industrial stocks including companies like Anglo American, Anglo Coal, Anglo Oil, Anglo Steel, Anglo Textiles, Anglo Transport, Anglo Finance, Anglo Land, Anglo Property, Anglo Insurance, Anglo Leisure, Anglo Motors, Anglo Aircraft, Anglo Shipping, Anglo Shoes, Anglo South Africans, Anglo Textiles, Anglo Newspapers, Anglo Paper, Anglo Printing, Anglo Tobacco, Anglo Trusts, Anglo Finance, Anglo Land, Anglo Property, Anglo Insurance, Anglo Leisure.

LEISURE—Continued

Table of leisure stocks including companies like Anglo Leisure, Anglo Motors, Anglo Aircraft, Anglo Shipping, Anglo Shoes, Anglo South Africans, Anglo Textiles, Anglo Newspapers, Anglo Paper, Anglo Printing, Anglo Tobacco, Anglo Trusts, Anglo Finance, Anglo Land, Anglo Property, Anglo Insurance, Anglo Leisure.

PROPERTY—Continued

Table of property stocks including companies like Anglo Property, Anglo Finance, Anglo Land, Anglo Insurance, Anglo Leisure.

INVESTMENT TRUSTS—Cont.

Table of investment trusts including companies like Anglo Finance, Anglo Land, Anglo Property, Anglo Insurance, Anglo Leisure.

OIL AND GAS—Continued

Table of oil and gas stocks including companies like Anglo Oil, Anglo Gas, Anglo Finance, Anglo Land, Anglo Property, Anglo Insurance, Anglo Leisure.

MINES—Continued

Table of mines stocks including companies like Anglo Mines, Anglo Finance, Anglo Land, Anglo Property, Anglo Insurance, Anglo Leisure.

DAIWA BANK logo and contact information: Head Office Osaka, Japan; London Branch: Tel. (01) 588-0341; Frankfurt Branch: Tel. (0611) 55 02 31.

MINES—Continued

Table of mines stocks including companies like Anglo Mines, Anglo Finance, Anglo Land, Anglo Property, Anglo Insurance, Anglo Leisure.

Notes regarding stock prices and dividends: Unless otherwise indicated, prices and dividends are in pence and percentages are 25p. Estimated price/covers ratios and covers are based on latest reported accounts and where possible, are based on 'net' distribution basis, earnings per share being computed on profit after tax and minority interest. P/E ratios are calculated on 'net' distribution basis, earnings per share being computed on profit after tax and minority interest. Dividends are based on 'net' distribution basis, earnings per share being computed on profit after tax and minority interest. Dividends are based on 'net' distribution basis, earnings per share being computed on profit after tax and minority interest.

Regional Markets: The following is a selection of London quotations of shares previously listed only in regional markets. Prices of Irish issues, prices of which are quoted in London, are as quoted on the Irish exchange.

Options: 3-month Call Rates. A selection of options traded in the London Stock Exchange is given on the 'Recent Issues' and 'Rights' Page 33. This service is available to every company that is on the Stock Exchange throughout the United Kingdom for a fee of £500 per annum for each security.

Vent-Axia

The first name in unit ventilation... look for the name on the product.

FINANCIAL TIMES

Friday June 4 1982

BELL'S SCOTCH WHISKY BELL'S

Two officers sentenced to 30 years but 11 cleared

Failed Spanish coup leaders jailed

BY ROBERT GRAHAM IN MADRID

TWO OF THE ringleaders of the abortive February 1981 coup in Spain, General Jaime Milans del Bosch and Colonel Antonio Tejero, were yesterday found guilty of rebellion and given the maximum prison sentence of 30 years each.

under martial law on the night of February 23, refusing to obey the King's orders to withdraw his troops to barracks. Colonel Tejero, a Guardia Civil officer led the seizure of Parliament with some 150 officers and men. He was ordered by the court to pay Pta 1.07m (£5,700) to cover the cost of damage caused during the occupation of the parliament building.

The severity of the sentences has been widely regarded as a test of the military's willingness to punish their fellow officers for an action presented in court as designed to "save Spain" from terrorism and anarchy.

General Armada. General Armada persistently denied this. The prosecution case against him was weakly presented, and his six-year sentence appears to have been based on a conspiratorial meeting with General Milans del Bosch in January 1981.

Cockfield acts over Acclaim row

BY JOHN GRIFFITHS AND PAUL CHEESBRIGHT

LORD COCKFIELD, the Trade Secretary, has intervened in the row over the free access of the Triumph Acclaim to Italy's car market.

ever, is understood to state firmly that the only criterion Italy can apply is laid down in 1968 EEC regulations defining country of origin as being where the last substantial manufacturing process took place.

It is believed in London that the legal case establishing the Acclaim's origin as British is so strong the Italian Government would be unlikely to take any formal action to exclude it.

might not be allowed to rest and that more demands for specific information might follow. BL's own statement on the Acclaim's UK content is that it is 70 per cent British "by ex-factory price" which includes overheads and BL's profit margin.

E. Germany buys grain from Bonn

By Leslie Collett in Berlin

EAST GERMANY has bought 175,000 tonnes of grain in West Germany, after being unable to get supplier credits from French and U.S. banks for grain deliveries.

Bank of England tightens rules on discount house operations

BY PAUL TAYLOR

THE Bank of England yesterday issued tighter rules over the UK discount houses which will restrict the risks that these City institutions are allowed to take.

on a short-term basis from the commercial banks and investing the funds in a variety of short-term assets such as Treasury, trade and local authority bills.

house's net worth. The Bank, in consultation with the houses, has constructed a complex system for establishing capital bases and for weighting the respective additional risks of all assets other than short-term bills.

U.S. urges

Continued from Page 1

of the IMF and central banks, he added. Mr Reagan is confident that the study would bear out the conclusion of the Reagan Administration that intervention should only take place in times of major disruption in exchange rates.

Both countries wanted an immediate end to bloodshed, however. The U.S. remained committed to the Security Council Resolution 502 and wanted to see "manifestations of a withdrawal, by Argentina forces," Mr Haig said.

Leaflets

Continued from Page 1

from the Stanley area concerned military actions on Monday or Tuesday, as reported by journalists with the British troops, much may have happened since.

BP

Continued from Page 1

strengthening of the dollar against local currencies. Oil is normally priced in dollars.

This should bring supply and demand more into balance. BP shares closed last night at 314p, 2p down, after having risen to 320p immediately before the results were announced.

RTZ annual meeting breaks up in chaos

By George Milling-Stanley

POLICE WERE called to break up scuffles between stewards and dissident shareholders at the close of yesterday's annual meeting of Rio Tinto-Zinc, the London-based international mining and industrial group.

The scuffles broke out when Sir Anthony Tuke, RTZ chairman, closed the meeting abruptly after an hour-and-a-half of questions and statements from shareholders.

It was later announced that RTZ is being threatened by the United Nations Council for Namibia with legal action over its activities in the territory.

At the meeting in the Europa Hotel, London, several shareholders suggested that the meeting should be closed, because it was not the proper forum for "this sort of politically motivated questioning."

As Sir Anthony declared the meeting closed, angry shareholders grabbed for microphones, demanding the right to speak. The meeting dissolved into chaos, with people standing on chairs and shouting at the directors as they left the hall.

Several people then rushed the platform, and stewards stepped in to protect the departing directors. About 30 people climbed on the platform and started to harangue remaining shareholders, but it was impossible to understand what was being said because of the noise.

Four police officers, who had been outside the hall throughout the meeting, entered and began to remove the protesters when it became evident that the stewards would be unable to clear the hall.

At a Press conference after the meeting called by Namibian action groups, two lawyers, who have been helping the UN Council for Namibia, said the council was considering action in various countries.

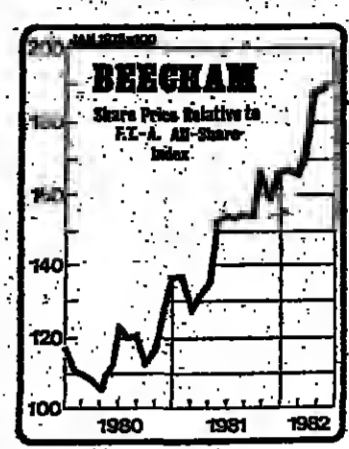
Professor Hans Verheul of Leyden University in the Netherlands, and Mr Sol Picciotto, senior lecturer in law at Warwick University, were among those at the meeting who criticised RTZ's Namibian involvement.

Action by the British or Dutch Governments is unlikely. The British Government has never opposed RTZ's mining activities despite its support for the UN view that the South African administration of Namibia is illegal, the lawyers said.

THE LEX COLUMN

Beecham high on drugs again

Index rose 1.7 to 586.8



Enthusiasm for the pharmaceuticals sector has reached such a pitch that highly adventurous forecasts of Beecham's profits for the year to March were being taken seriously in the City yesterday. As it was, Beecham produced a very respectable advance of 34.1 per cent to £20.5m pre-tax and the shares, after an early spurt, closed 1p up on the day at 279p.

supplemented by other approaching developments in consumer electronics, has been threatening to stretch the balance sheet still further.

The acquisition of London & Montrose seems to provide quite a neat solution. From Rentals' point of view, buying an investment trust for paper issued at a discount of about 100 per cent will raise more money than a conventional 1 for 1 while the dilution of Philips, Rentals' largest shareholder, is probably not an undesired consequence.

In practice it would probably be impossible for the houses all to decide to run a very short book (with no risk weightings) and leap straight from the 30 to the 40 times multiplier—the extra £2bn or so of finance required would be hard to come by. But there is clearly a larger market capacity for carrying bills.

Discount houses

Discount houses can still go bust, but only in the most gradual and majestic way. That should be one result of the Bank of England's new rules governing the size and composition of the houses' books.

Electronic Rentals

The weakness of Electronic Rentals' share price—which has underperformed the All-Share by almost a third over the past year—would normally discourage the company from making a rights issue, particularly as it is reporting rather static profits for the year to March in which net cash flow increased by a mere 2.1 per cent to £58.2m.

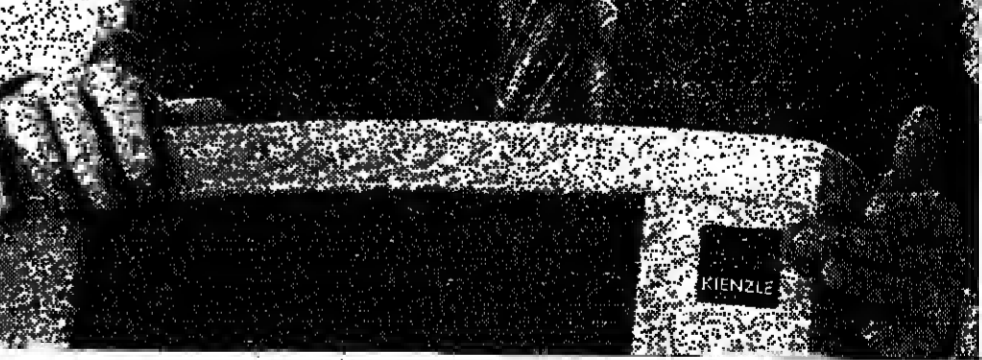
Weather

UK TODAY

WARM and humid with thunder showers. S.W. England, Wales Cloudy with thundery showers. Max 22C (72F). N.E. Scotland, Orkney, Shetland Sunny periods. Max 16C (61F). Rest of UK Sunny intervals, with scattered thundery showers. Max 22C (80F). Outlook: Little change.

WORLDWIDE

Table with 3 columns: City, Day, and Temperature. Lists various cities like Aljocelo, Algiers, Amman, Athens, Bahrain, Beirut, Belfast, Bern, Bilbao, Birmingham, Blackpool, Bordeaux, Boulogne, Bristol, Buenos Aires, Budapest, Cairo, Cardiff, Casablanca, Cebu, Copenhagen, Curitiba, Dallas, Denver, Dublin, Edinburgh, Eindhoven, Frankfurt, Geneva, Glasgow, Hamburg, Harrogate, Helsinki, Hong Kong, Innsbruck, Istanbul, Johannesburg, London, Lyons, Madrid, Manila, Mexico City, Miami, Moscow, Munich, New York, Nice, Ottawa, Paris, Perth, Prague, Rome, Santiago, Sao Paulo, Seoul, Singapore, Stockholm, Sydney, Taipei, Toronto, Tokyo, Vancouver, Vienna, Warsaw, Zurich.



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